

ST MARTIN'S WALK, DORKING, RH4 1UT



OFFICE SUITE TO LET

£6,500



- 225 sq ft (20.90m²)
- Refurbished suite with kitchenette
- Located at the back of St Martin's Walk shopping centre
- Economical and conveniently located office
- Close to local car parks

Situated in St Martin's Walk with nearby occupiers including M&S, Cook and the town centre. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01306 884685

ACCOMMODATION

We are very pleased to offer this refurbished, ground floor office formed by one room, formerly the Centre Manager's office for St Martin's Walk. As this is not currently required for the centre, the owners are offering this as an economical, well located suite to let. The room which measure 19' x 11' 10 is freshly decorated with new hard flooring, dual aspect with window blinds fitted to all windows, a new kitchenette with tea point and space for fridge. New ceiling light boxes, electric wall mounted heater together with electric blower heater, good range of sockets and decorated in contemporary colours of white and grey. The Unit does not have an integral WC but the occupier will have use of the centre WCs within Centre hours and also out of hours there will be the facility within the parking area.

We regard this as a very economical little office to let for somebody seeking a smart office in the centre of Dorking.

RENTAL

£6,500per annum inclusive of electricity and service charge. There is no gas supply. Water is a shared supply and will be apportioned.

VAT

We are advised that the premises are elected for VAT.

THE LEASE

Occupation by way of a new lease granted for a term and rent review pattern to be agree direct by the Landlord. The Lease is to be outside of the Landlord & Tenant Act 1954.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

POA.

EPC

A new EPC will be commissioned.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons with Martin-Brown, telephone 01306 884685



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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