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Dorna House Two - Part Gd & 1st Floor,  
Guildford Road, Woking GU24 9PW

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**TO LET**

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High Quality Offices with Excellent  
Parking

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1,168 - 3,497 Sq Ft  
(109 - 325 Sq M)

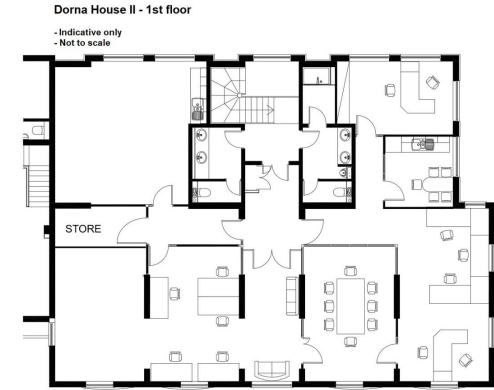
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# Dorna House Two - Part Ground (Suite A) & 1st Floor, Guildford Road, Woking GU24 9PW

## DESCRIPTION

Dorna House Two is a highly prominent building fronting the A322 in West End. It provides modern air conditioned office space with 24 car parking spaces within a secure, gated car park with access control & CCTV. The accommodation benefits from suspended ceilings with recessed LED lighting as well as power and data cabling to the office space which terminates in a secure, air conditioned server room in the loft with both BT & Virgin telecoms available. Contemporary male & female toilets located on each floor.

- ✔ A prominent office building fronting A322
- ✔ Air conditioning
- ✔ Sophisticated security system
- ✔ 18 spaces in gated car park with access control & CCT
- ✔ Fibre connected - BT & Virgin Media
- ✔ EPC - B (47)
- ✔ Suspended ceiling with LED lighting
- ✔ Male & female WCs on each floor



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st floor	2,329	216
Ground floor - Suite A floor	1,168	109
<b>Total</b>	<b>3,497</b>	<b>325</b>

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

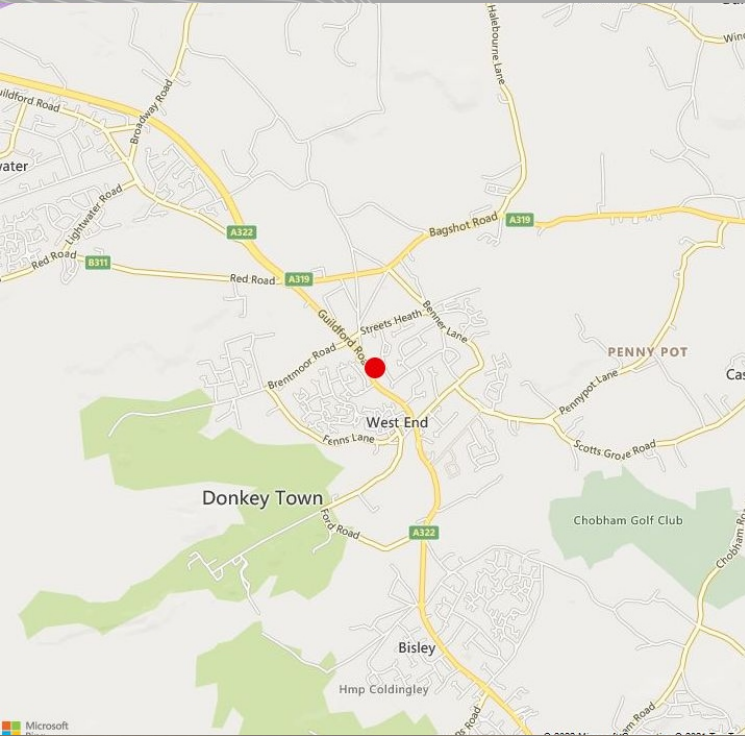
## TERMS

The accommodation is available on a new effectively FRI lease, by way of a service charge, for a term to be agreed.

**EPC B (47)**







## LOCATION

Within a landscaped site on the A322 Bracknell to Guildford road, just 2.2 miles south of J3 of the M3 which gives further access to the M25. Excellent rail services into Waterloo (23 minutes from Woking - around 6 miles, and 35 minutes from Brookwood, around 3.2 miles). Heathrow (16 miles) and Gatwick (38 miles) are within around 30 minutes and 45 minutes drive respectively.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Tim Shaw**  
01483 446711  
tgshaw@lsh.co.uk

**Will Farrer**  
07729 074367  
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