



Suite A, Part Ground Floor, Dorna House Two, Guildford Road, Woking GU24 9PW

TO LET

High Quality Offices with Excellent
Parking

1,168 Sq Ft (109 Sq M)

DESCRIPTION

Dorna House Two is a highly prominent building fronting the A322 in West End. It provides modern air conditioned office space with 5 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
- ✔ 6 spaces in gated car park with access control & CCTV
- ✔ Fibre connected - BT & Virgin Media
- ✔ 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.

ACCOMMODATION

Net Internal Area	sq ft	sq m
Suite A, Part Ground Floor	1,168	109
Total	1,168	109

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.

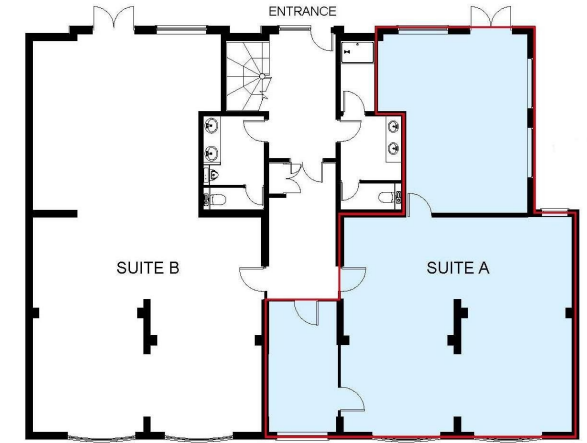
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

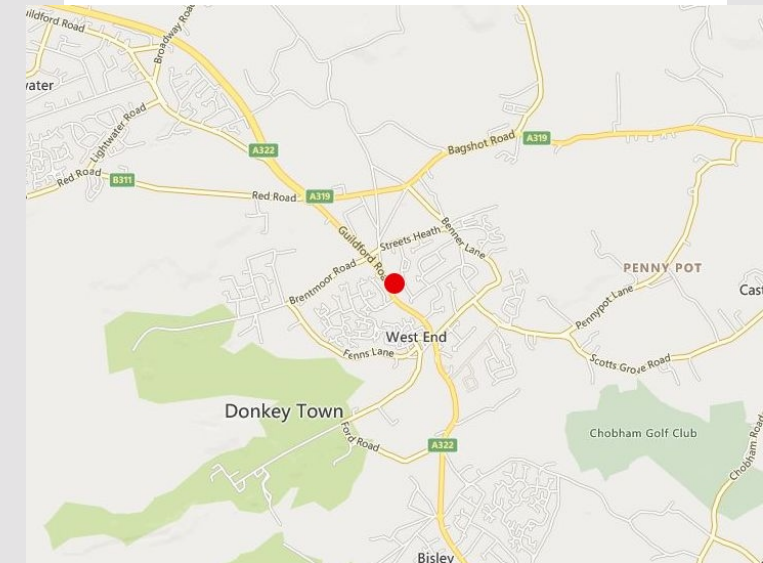
TERMS

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)



Ground Floor, Dorna House Two, Guildford Road, West End, Surrey GU24 9PW



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Regulated by RICS 17-Aug-2022

VIEWING & FURTHER INFORMATION

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