



Dorna House One & Two, Guildford
Road, Woking GU24 9PW

High Quality Offices with Excellent
Parking - Part Income Producing

FOR SALE

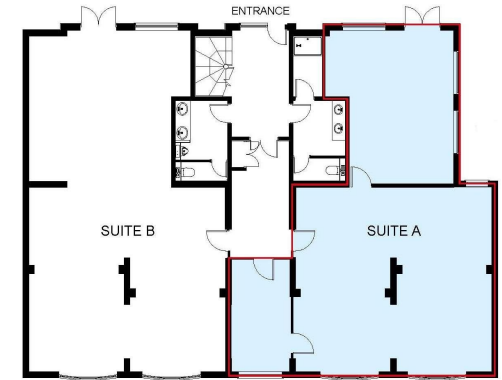
6,099 Sq Ft (567 Sq M)

Dorna House One & Two, Guildford Road, Woking GU24 9PW

DESCRIPTION

Dorna House One & Two is a highly prominent building fronting the A322 in West End. It provides high quality air conditioned office space over two semi detached properties with a total of 32 car parking spaces within a secure, gated car park with access control & CCTV. Dorna House One is let till September 2027 and Suite B (part ground floor) of Dorna House Two is let on a lease to September 2027 with mutual break option September 2025 with the balance of Dorna House Two vacant. Suitable for alternative uses (STTP).

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



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



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Dorna House One	1,423	132
Dorna House Two - Ground floor (Suite A)	1,168	109
Dorna House Two - Ground floor (Suite B)	1,179	110
Dorna House Two - First floor	2,329	216
Total	6,099	567

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.

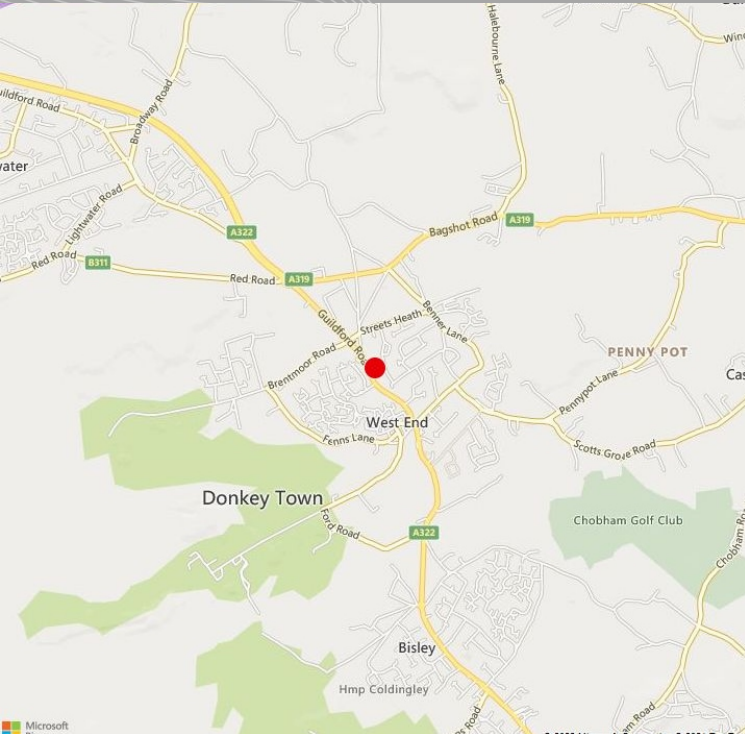
TERMS

The accommodation is available freehold - offers in excess of £2,100,000.

EPC B (47)



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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.

Dorna House II - 1st floor

- Indicative only
- Not to scale



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 23-Sep-2022