



Park Lodge, London Road,
Dorking RH4 1QP

Fitted 1st floor offices with 29 parking
spaces close to train stations

TO LET

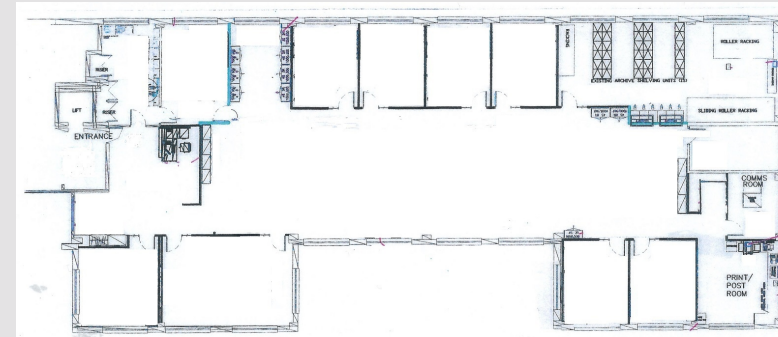
5,718 Sq Ft (531 Sq M)

1st floor, Park Lodge, London Road, Dorking RH4 1QP

DESCRIPTION

Park Lodge is a two storey office building prominently located fronting the A24 London Road and only a short walk to both Dorking Main and Dorking Deepdene train stations. The whole 1st floor is available, with the benefit of an existing fit out, and an excellent car parking ratio providing a total of 29 spaces in the secure car park.

- ✔ Modern 1st floor office with fit out
- ✔ A short walk to both Dorking Main & Dorking Deepdene
- ✔ 29 car parking spaces
- ✔ Air conditioning
- ✔ Raised floors
- ✔ Passenger lift
- ✔ Shower
- ✔ EPC - D (90)



ACCOMMODATION

IPMSIII Areas	sq ft	sq m
1st floor	5,718	531
Total	5,718	531

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

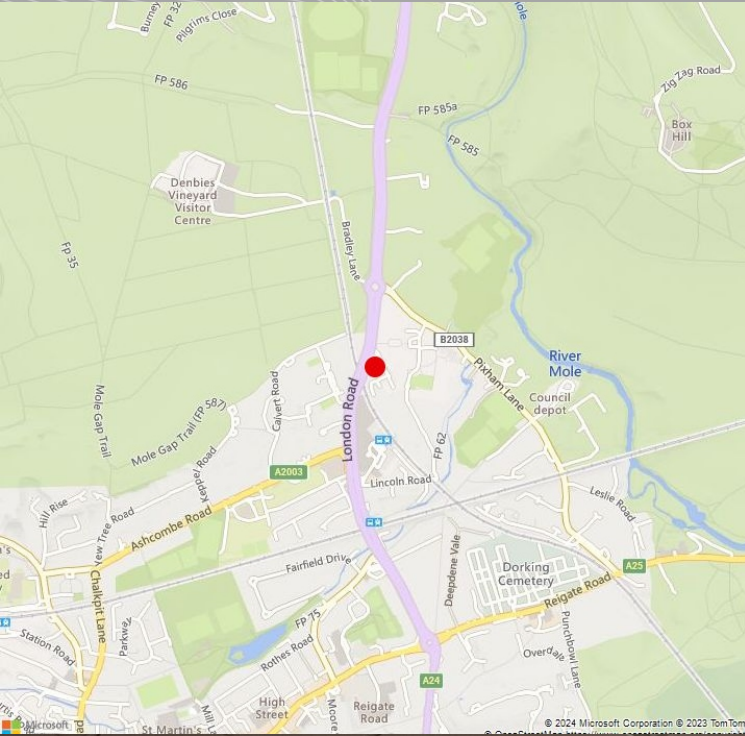
Rateable Value (2023) - £101,000
Rates Payable (2024/25) - £55,146 based on multiplier of 54.6p in the £

TERMS

The 1st floor is available on a new effectively FR&I lease for a term to be agreed.

EPC EPC - D (90)





LOCATION

Dorking is a bustling market town nestled in the Surrey Hills at the junction of the A24 & A25 between Guildford & Reigate. The property fronts the A24 only a short walk from both Dorking Main, Dorking Deepdene train stations and the High Street. Junc. 9 of M25 is only 6 miles distant and provides easy access to both Heathrow & Gatwick airports.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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