

REGENT HOUSE,
STATION APPROACH,
DORKING, RH4 1TH

To Let or For Sale
22,134 sq ft (2,056.2 sq m)

Dorking is in Mole Valley District Council and the building is subject to an Article 4 Direction and therefore residential conversion via Permitted Development is not possible.



For further information please contact:

Rob Bray

M: 07768 800 280

E: robbray@brayfoxsmith.com

Dino Moreland

M: 07879 550 130

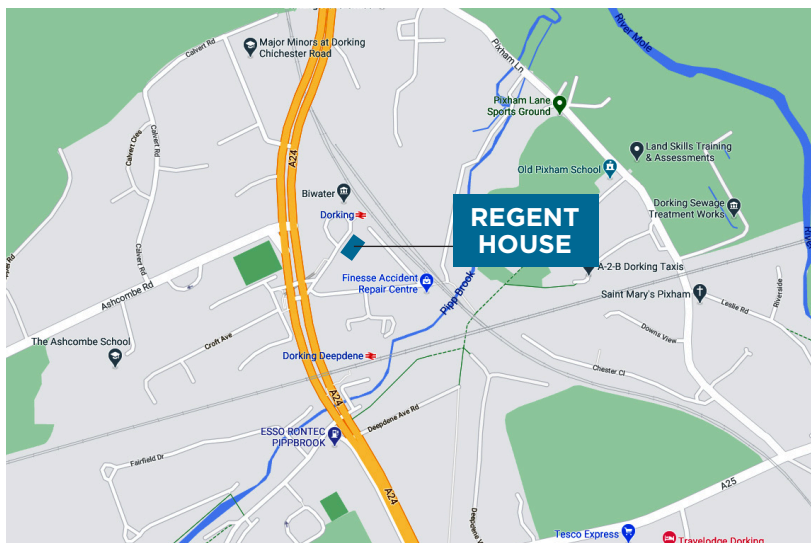
E: dinomoreland@brayfoxsmith.com

REGENT HOUSE, STATION APPROACH, DORKING, RH4 1TH

LOCATION

Regent House is situated adjacent to Dorking train station with good road and rail links.

Dorking is situated on the A24/A25 intersection connecting to Leatherhead, Guildford, Reigate and Horsham. The town benefits from 3 train stations providing regular services to London, Guildford, Redhill and Gatwick.



DESCRIPTION

The office building sits on a self-contained site of 0.68 acres and is arranged over ground, first and second floors with additional basement storage with lift access and 3rd floor meeting room.

The office space is a mix of open plan and partitioned areas.

SPECIFICATION

- Full access raised floors
- Suspended ceiling with recessed lighting
- Air conditioning
- 2 passenger lifts
- 78 car spaces providing a ratio of 1 space per 285 sq ft
- Basement storage with lift access.

AVAILABILITY

The building is available as a whole or on a floor by floor basis on a new lease direct from the Landlord.

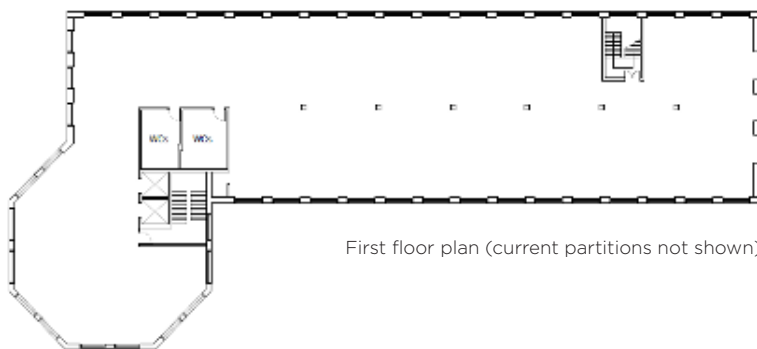
Floor	sq ft	sq m
Third	631	58.6
Second	6,066	563.5
First	7,501	696.8
Ground	7,372	684.9
Basement	564	52.4
Total	22,134	2,056.2

TERMS

Rent and lease terms, or freehold price, on application.

PLANNING

The building benefits from Class B1 (a) office use, now Class E. Dorking is in Mole Valley District Council and the building is subject to an Article 4 Direction and therefore residential conversion via Permitted Development is not possible.



First floor plan (current partitions not shown).

VIEWING

Strictly by appointment through the sole agent.

Rob Bray

M: 07768 800 280

E: robbray@brayfoxsmith.com

Dino Moreland

M: 07879 550 130

E: dinomoreland@brayfoxsmith.com

**bray
fox
smith**

2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP
T: 020 7629 5456

brayfoxsmith.com