



Deals Winner 2011
Most Active Commercial
Property Agent in Surrey

DORKING HIGH QUALITY OFFICE SUITE

1,250 to 2,646 SQ FT (116 to 246 SQ M) APPROX.

www.hurstwarne.co.uk



Lawster House, 140 South Street,
Dorking, Surrey RH4 2EU

TO LET

- Air cooling/heating.
- Cable trunking.
- Suspended ceilings.
- Car parking.



Regulated by RICS



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Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

Lawster House is well located approximately 1/2 a mile from Dorking High Street set back from the main A25 running between Guildford and Reigate. Junction 9 of the M25 motorway at Leatherhead is within approximately 5 miles via the A24 and gives excellent access to the national motorway network and both Heathrow and Gatwick airports.

Dorking has three railway stations providing regular services to London (Victoria and Waterloo), Guildford, Reading and Gatwick Airport.



Sample internal picture

Description

The building underwent a comprehensive refurbishment (approximately 3 years ago) which included new air cooling /heating, new suspended ceilings, new recessed lighting, new cable trunking, a remodelled reception area and complete redecoration.

Accommodation

Current availability is as follows:

Unit	Size sq ft	Size sq m	Rent	Parking
Unit 2 GFR	1,396 sq ft	129.69 sq m	£14,000 pa	6
Unit 4 FFR	1,250 sq ft	116.13 sq m	£12,500 pa	5
Total	2,646 sq ft	245.82 sq m	approx NET internal	

Leases

The suites are available on new fully repairing and insuring leases (subject to the service charge) on terms to be agreed. Rent free incentives may be available, subject to contract status and lease length.

Business Rates and Service Charge

	Rates Payable *	Service Charge **
Unit 2	£8,552 per annum, approx.	£6,273 pax
Unit 4	£7,361 per annum, approx.	£5,756 pax

*Uniform Business Rate - 0.433 (expiring 31/03/2012)

** Budget for the year ending 31.3.2012. Suite electricity separately metred.

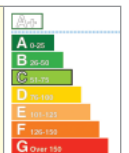
Viewing and Further Information

Strictly by appointment through the sole agents:

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For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website
www.hurstwarne.co.uk



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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Our Leatherhead, Fleet, Woking & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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