



SHW

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WORK**
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TO LET

OFFICE – 5,718 SQ FT (531.2 SQ M)

Park Lodge, London Road, Dorking, Surrey, 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.

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.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
1st Floor	5,718	531.2
TOTAL	5,718	531.20

AMENITIES / OPPORTUNITY

- 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)

RENT

£21.50 Per sq ft

RATES

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

VAT

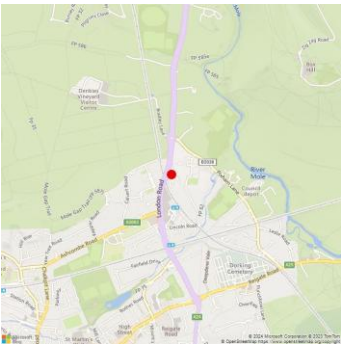
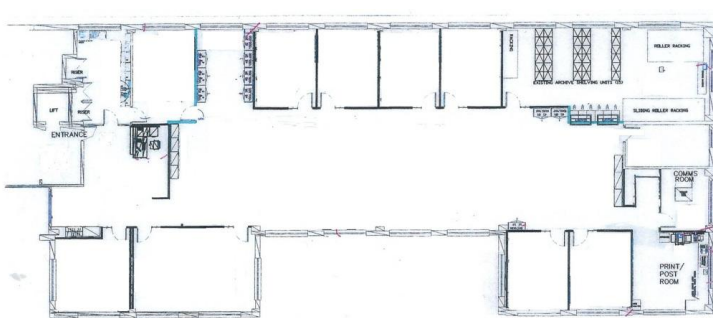
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS –

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