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TO LET

OFFICE – 2,277 SQ FT (211.53 SQ M)

Pippbrook, Reigate Road, Dorking, Surrey, RH4 1SJ

DESCRIPTION

Pippbrook is a unique, architecturally designed building in an attractive landscaped setting. The available suite is situated on the first floor and comprises an open plan Octagon office with a feature vaulted ceiling and roof light together with full height windows. There is a separate kitchen and break out area and the offices benefit from a roof terrace and access direct to the first floor from the High Street. The suite overlooks the Gothic-style Grade II* Listed Pippbrook House, tennis courts and a bowling green with views across to Box Hill and Ranmore which form part of the Surrey Hills Area of Outstanding Natural Beauty.

LOCATION

Dorking is situated on the A24/A25 intersection with excellent connectivity by both road and rail. The M25 J9 at Leatherhead is approximately 6 miles and J8 at Reigate approximately 7 miles. Dorking Deepdene and Dorking Mainline Railway Stations are approximately 0.4 and 0.5 miles respectively providing regular services to Central London, Guildford, Reading, Redhill and Gatwick Airport. Pippbrook is situated at the eastern gateway to the town centre opposite Dorking Sports Centre and Dorking Halls. This attractive, affluent market town provides a good range of national retailers as well as independent boutique operators together with a wide selection of restaurants, cafe's, coffee shops and pubs. There is also a Travelodge Hotel within approximately 0.4 miles. Surrounded by the Surrey Hills, Dorking is a fantastic location for promoting staff wellness, being well known for a range of outdoor pursuits. Meadowbank Park and lake are within approximately 0.3 miles, and Dorking also boasts the largest vineyard in the South East, including a restaurant, shop and boutique hotel.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
1st Floor - Octagon Office	2,277	211.53
TOTAL	2,277	211.53

AMENITIES

- Iconic town centre building
- Open plan Octagon Office with vaulted ceiling
- Separate Kitchen and breakout area
- Air conditioning
- LED lighting
- Car parking
- Cost-effective terms
- Landscaped setting
- Excellent local amenities

RENT

£21.50 Per sq ft

RATES

Business Rates: Interested parties should make their own enquiries with the local authority.

TERMS

The office suite is available on new leases direct from the landlord on terms to be agreed. Inclusive and flexible lease packages will be considered. Further details available upon request.

SERVICE CHARGE

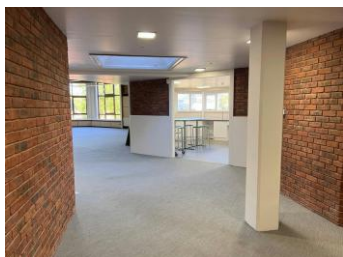
To be confirmed.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.

**VIEWINGS – 01293 441300**

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