

24A MYRTLE ROAD

DORKING

RH4 1DQ



**NEW BUILD OFFICE IN DORKING, 3,284 SQ FT WITH
PARKING AND FLEXIBLE LAYOUT, FOR SALE
FREEHOLD**

TO LET / FOR SALE - 801 TO 3,284 SQ FT (74.42 TO 305.09 SQ M)

 **Hurst
Warne**

KEY BENEFITS

- Brand new, three-storey office building
- Attractive waterside setting adjacent to Pipp Brook
- Mix of open-plan and private office accommodation
- Undercroft access to rear car parking (c. 8–10 spaces)
- Located within close proximity to Dorking town centre

LOCATION

The property is situated at the end of Myrtle Road in Dorking, in an attractive position adjacent to Pipp Brook.

Dorking town centre is within easy walking distance, providing a range of retail, leisure and café amenities. The property also benefits from good access to the A24 and A25, connecting to the wider motorway network including the M25 (Junction 9).

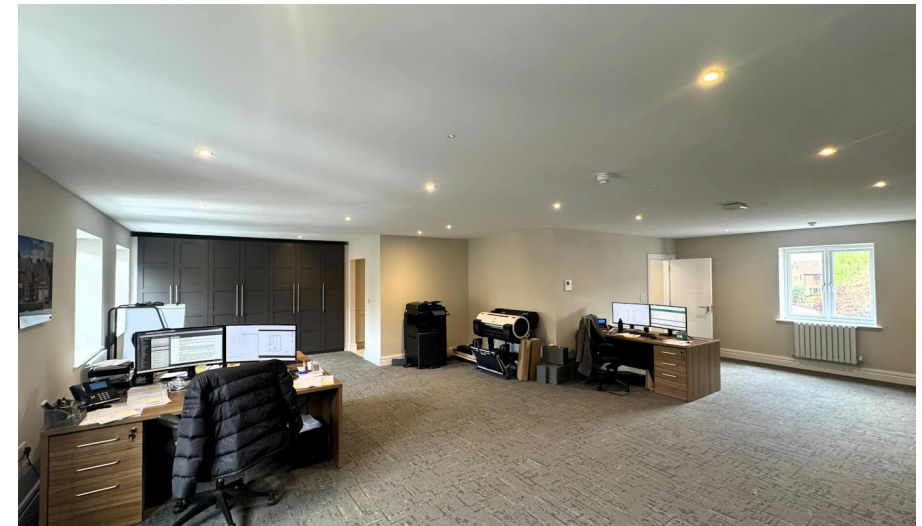
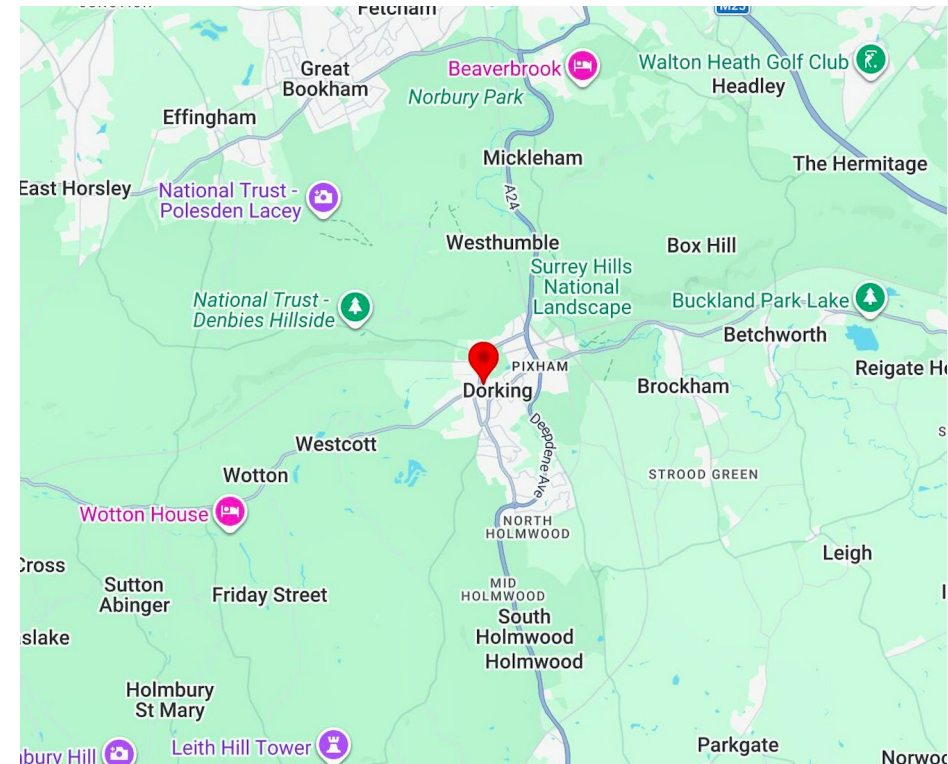
Dorking railway stations provide regular services to London and the South East.

DESCRIPTION

The property comprises a three-storey, new build office building positioned at the end of Myrtle Road in Dorking, adjacent to Pipp Brook.

The building is arranged to provide a self contained ground floor office suite to the left hand side, together with further ground, first and second floor office accommodation on the right hand side. The accommodation offers a mix of open plan and cellular offices, suitable for a range of occupiers.

The property benefits from an undercroft driveway providing access to rear car parking for approximately 8–10 vehicles.



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VIEW WEBSITE

hurstwarne.co.uk



SUMMARY

- Price: £1,000,000
- Available Size: 801 to 3,284 sq ft
- Rates Payable: £9.89 per sq ft
- EPC: On application



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	801	74.42	Available
1st	1,518	141.03	Available
2nd	966	89.74	Available
TOTAL	3,285	305.19	

PLANNING

We understand the property falls within Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property is therefore suitable for a range of uses including offices, subject to any necessary consents.

TERMS

The freehold interest in the property is available for sale.

VIEWINGS & INFORMATION



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

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