

Inscape House, Ansell Road, Dorking, RH4 1QN

Freehold Office

FOR SALE

White Est. 1817
& Sons



- Attractive, self-contained two storey office building
- Excellent town centre location
- Total net internal area of 892 sq.ft (82.86 sq.m)
- Fitted out to a high standard with attractive fitted kitchen and air-conditioning
- Freehold interest available for offers in excess of £300,000

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

The property is situated on Ansell Road which connects directly to the High Street, one of the main arterial roads leading through Dorking. The property is walking distance from Dorking and Dorking Deepdene mainline stations which provide regular services to East Croydon, London Waterloo and Victoria. Junction 9 of the M25 is accessed at Leatherhead just 7.5 miles directly north. Gatwick Airport is approximately 12 miles to the south east.

Description & Accommodation

Inscape House comprises an end of terrace, self-contained two storey office building of brick construction with a slate roof. It has been recently fully refurbished and has an open plan ground floor office with modern kitchen together with further open plan space at first floor level, together with male and female toilet facilities and small kitchenette. The premises benefit from LED strip lighting, double glazing, air conditioning and fibre broadband throughout, as well as a door entry system.

The premises have the following gross internal floor areas:

Ground floor	461 sq.ft	42.82 sq.m
First floor	431 sq.ft	40.04 sq.m
Total:	892 sq.ft	82.86 sq.m

Terms

The freehold interest is available to purchase for £300,000 with full vacant possession. Interested parties should note that the premises may be able to rent.

Subject to Contract

VAT - The above price is quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - C (55)

Business Rates

The Valuation Office Agency describes the premises as 'Offices and Premises' with a 2017 rateable value of £10,500, the current UBR is 49.9 pence in the £. Subject to certain conditions, occupiers can potentially benefit from 100% rates relief.

Viewings

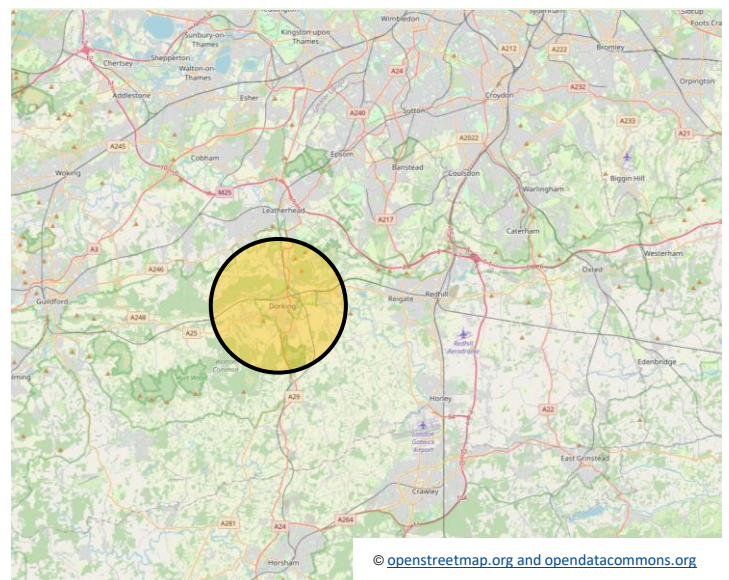
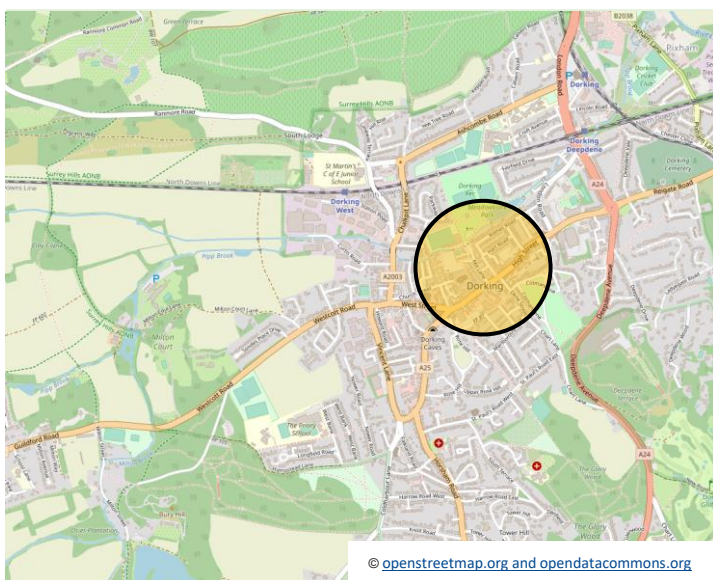
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Commercial Sales & Lettings

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