

The Atrium Business Centre, Curtis Road,  
Dorking, Surrey, RH4 1XA

Modern Serviced Office

**TO LET**



- Attractive, modern serviced offices in the centre of Dorking
- Onsite Café and garden to the rear
- Available on flexible, three monthly rolling licences
- Dorking mainline train station just 0.5 miles to the North
- Excellent road connections with Junction 9 M25 7 miles to the North
- Wide variety of office sizes available
- Onsite parking available
- Inclusive rent from £340 + VAT per calendar month

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## Location

The property is located on Curtis Road, to the north east of Dorking's main commercial centre. The town benefits from a wide range of restaurants, pubs, takeaways and shops as well as Waitrose and Sainsbury's supermarkets.

Junction 9 of the M25 is located just 7 miles to the north whilst Gatwick Airport is 11 miles to the south east. Dorking West Train Station provides regular services to East Croydon and London via Redhill.

## Description & Accommodation

The premises provides attractive, modern serviced office suites. The offices are all fully furnished and include internet and phone connections, cleaning of the communal parts, use of kitchen and toilet facilities as well as access to the conference/ meeting rooms, subject to availability. Occupiers will also have use of the attractive atrium area as well as the gardens to the rear of the building. The premises benefit from a shower which is available to all tenants.

Outside Parking potentially available

## Terms

The premises are available to let on new flexible 3 monthly rolling licences. The rent is inclusive of heating, cooling, electricity, maintenance and insurance. A schedule of available offices and rents is available upon request.

## Subject to Contract

**VAT** - We understand that VAT is applicable to the rent

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

## EPC – C72

## Business Rates

Interested parties should note that each office is separately rated and so occupiers are responsible for their own business rates, subject to certain conditions, occupiers can potentially enjoy 100% rates relief.

## Viewings

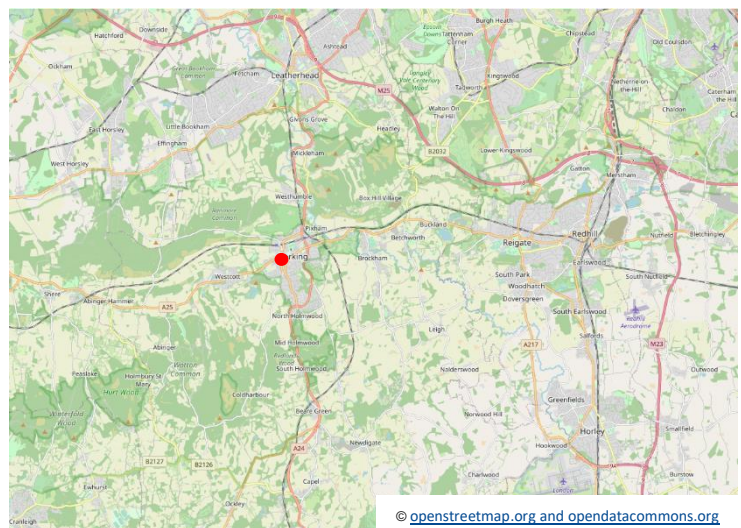
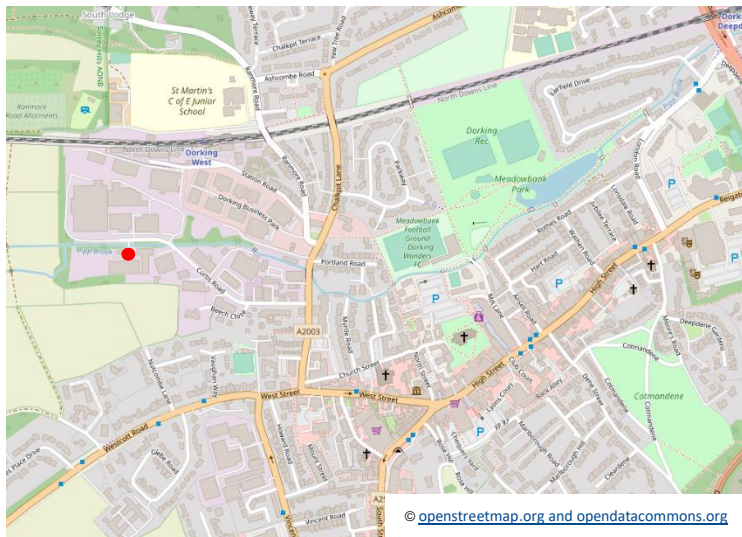
Strictly by appointment with White and Sons:

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**Professional**

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