



Pippbrook

Reigate Road, Dorking, RH4 1SJ

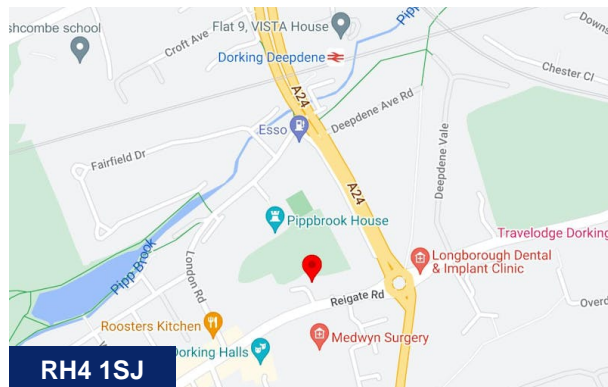
Office suites to let with parking

1,500 to 6,626 sq ft
(139.35 to 615.58 sq m)

- Iconic town centre building
- Open plan offices
- Air conditioning
- LED lighting
- Car parking
- Flexible leases considered
- Cost-effective terms
- Landscaped setting
- Excellent local amenities

Summary

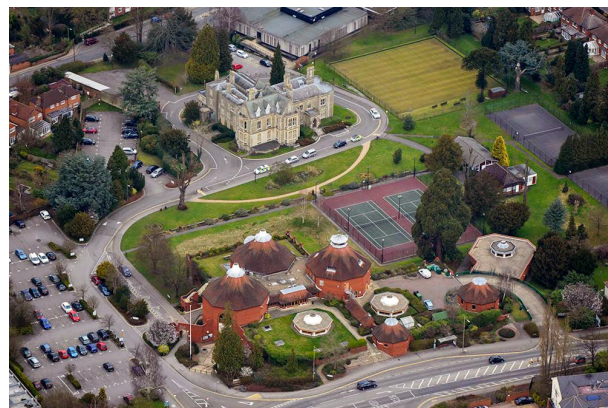
Available Size	1,500 to 6,626 sq ft
Rent	£21.50 per sq ft
Business Rates	Interested parties should make their own enquiries with the local authority.
Service Charge	TBC
VAT	Applicable
EPC Rating	C (68)



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Podium	1,567	145.58	Available
Ground - Garden View	2,782	258.46	Available
1st - Octagon	2,277	211.54	Available
Total	6,626	615.58	



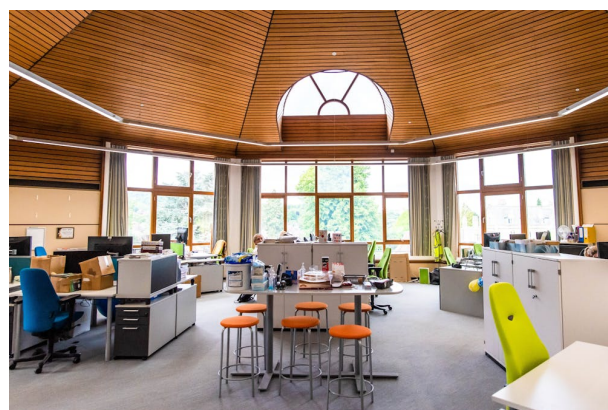
Description

Pippbrook is a unique, architecturally designed building in an attractive landscaped setting. The property benefits from excellent natural light to the rear with full height windows to the open plan ground floor, with the first floor accommodation predominantly arranged as a series of octagonal areas. The offices overlook the Gothic-style Grade II* Listed Pippbrook House, tennis courts and a bowling green with views from the first floor across to Box Hill within 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, cafés, 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.

Terms

The office suites are 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.

Viewing & Further Information



Tim Hodges

07818 514403

Tim.Hodges@Ryan.com



Matt Walters

07976 681953

Matt.Walters@Ryan.com