

## PROPERTY DETAILS



### SUMMARY

🕒 <b>SECTOR</b> OFFICE	£ <b>PASSING RENT</b> £28.38 PER SQ FT
📍 <b>MULTI-LET</b> 3 TENANTS	📅 <b>WAULT</b> 5.30 YEARS
📏 <b>SIZE</b> 12,942 SQ FT	📅 <b>WAULT CERTAIN</b> 3.26 YEARS
🏠 <b>TENURE</b> FREEHOLD	💰 <b>PRICE</b> £3,730,000
£ <b>PASSING RENT</b> £367,405 PER ANNUM	📈 <b>NIY</b> 9.25 %





## MORE INFORMATION

### LOCATION

Dorking is an affluent commuter town in Surrey, located 27 miles south of London and 12 miles to the east of Guildford. The town is the principle commercial centre in the Mole Valley District. Building 4 lies within Dorking Office Park, a well-established business campus designed around a wide central access road. Dorking Office Park is situated immediately adjacent to Dorking West train station.

### DESCRIPTION

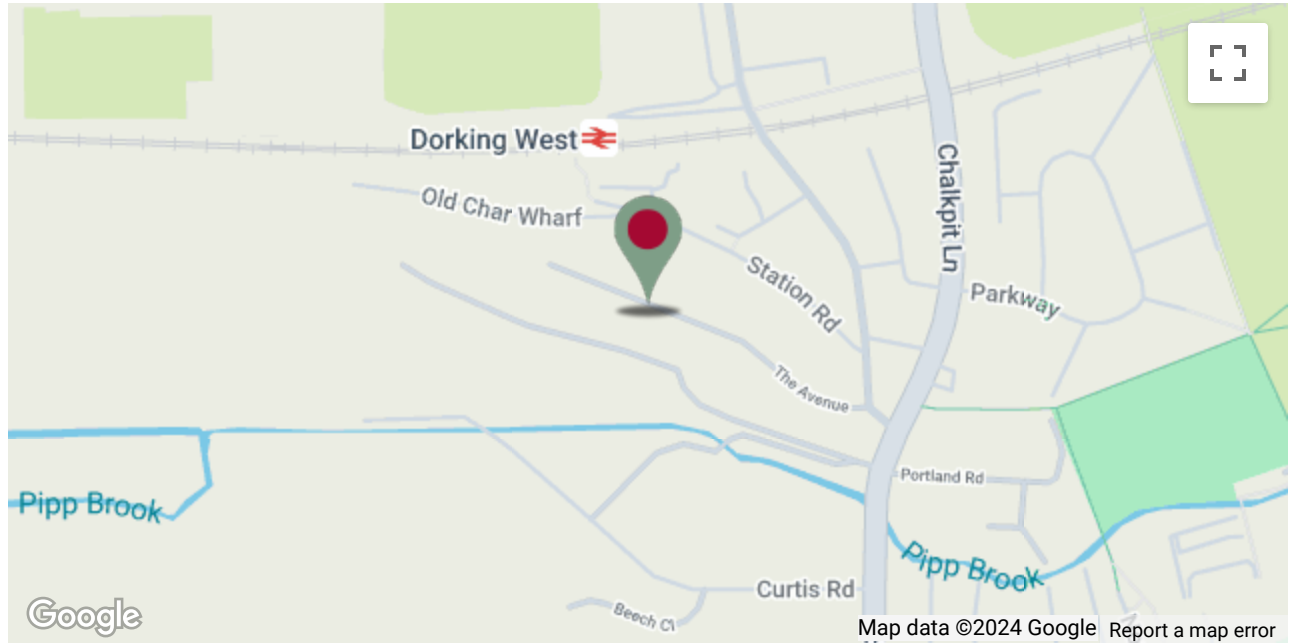
A comprehensive refurbishment of the Property was completed in 2020 to include a new reception and HVAC throughout at a cost in excess of £1.65m.

### TENANCY

The Property is let in its entirety to three tenants producing a total rental income of £367,405 per annum including landlord top-ups of current rent free periods and a WAULT of 5.30 years to expiries and 3.26 years to break options.

MAPS

BUILDING 4, DORKING






GALLERY






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(c) Arrange a full measured, structural (and where appropriate environmental) survey of the property; and (d) Carry out all necessary searches and enquiries.  
September 2024