

## PROPERTY DETAILS



### SUMMARY

 <b>SECTOR</b> OFFICE	 <b>PASSING RENT</b> £28.38 PER SQ FT
 <b>MULTI-LET</b> 3 TENANTS	 <b>WARRANT</b> 5.30 YEARS
 <b>SIZE</b> 12,942 SQ FT	 <b>WARRANT 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




## CONTACT US

DOM SIDOLI  
Director

 +44 (0) 7747 847 717

 [dom@adsre.co.uk](mailto:dom@adsre.co.uk)

RICHARD WOLFRYD  
Investment Director

 +44 (0) 7711 822 588

 [richard@adsre.co.uk](mailto:richard@adsre.co.uk)

MORGAN SMITH  
Graduate Surveyor

 +44 (0) 7725 489 615

 [morgan@adsre.co.uk](mailto:morgan@adsre.co.uk)

ADS RE Ltd (ADS RE) on its own behalf and on behalf of the vendors / lessors of the properties whose agent ADS RE is, gives notice that:1 (a) All particulars provided are given as a general outline only for the guidance of the intending purchaser, lessee or tenant, and do not constitute in whole or in part, an offer of contract for sale or lease; (b) Whilst all particulars of properties given including but not limited to descriptions, dimensions, references to condition and necessary permissions for use and occupation and maps are believed to be correct and are given in good faith, they are however given without responsibility. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact; (c) The vendor / lessor does not make or give, and neither ADS RE nor any of its members or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to any properties. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor / lessor and a purchaser or tenant. 2 Prospective purchasers / lessees or tenants should not rely on any particulars provided and are strongly advised to; (a) Satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars; (b) Inspect the property and the neighbouring area; ensure that any items expressed to be included are available and in working order; (c) Arrange a full measured, structural (and where appropriate environmental) survey of the property; and (d) Carry out all necessary searches and enquiries.

November 2024