

Dorna House Two, Guildford Road, West End, Surrey, GU24 9PW

- > Just 2.2 miles south of (J3) of the M3 Motorway
- > Secure air conditioned server room
- > Available immediately
- > Security gated, generously sized car park
- > Air-Conditioned
- > Security system connected to monitoring station



Ground Floor Offices (Suite B) 1,179 sq ft with 7 parking spaces



About the Premises :

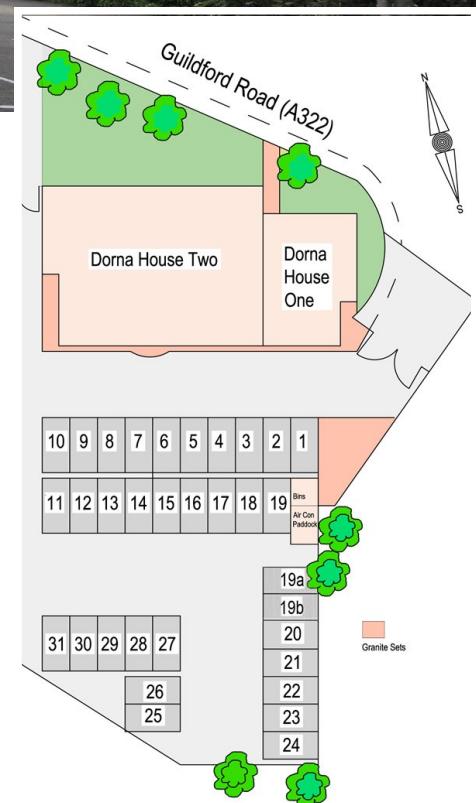
Modern ground floor offices for rent in Surrey, highly appropriate for SME's and larger organisation needing satellite space, who require secure offices that are able to serve high-tech requirements.

About the Location :

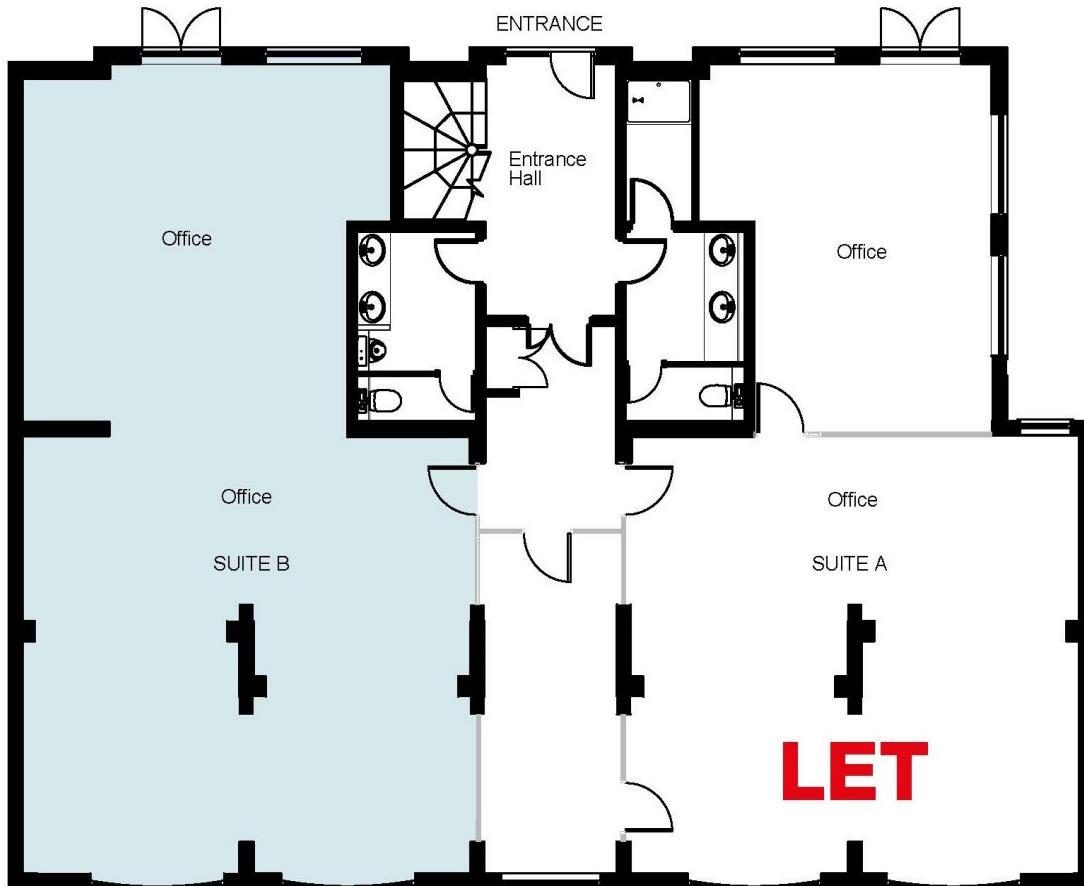
Within a landscaped site on the A322 Bracknell to Guildford road, just 2.2 miles south of J3 of the M3 which gives further access to the M25. Excellent rail services into Waterloo (23 minutes from Woking, around 6 miles, and 35 minutes from Brookwood, around 3.2 miles). London's main International airports, Heathrow (16 miles) and Gatwick (38 miles) are within around 30 minutes and 45 minutes' drive respectively,

A Ground Floor Suite accessed from Entrance Hall with Full Height Top Lit Atrium :

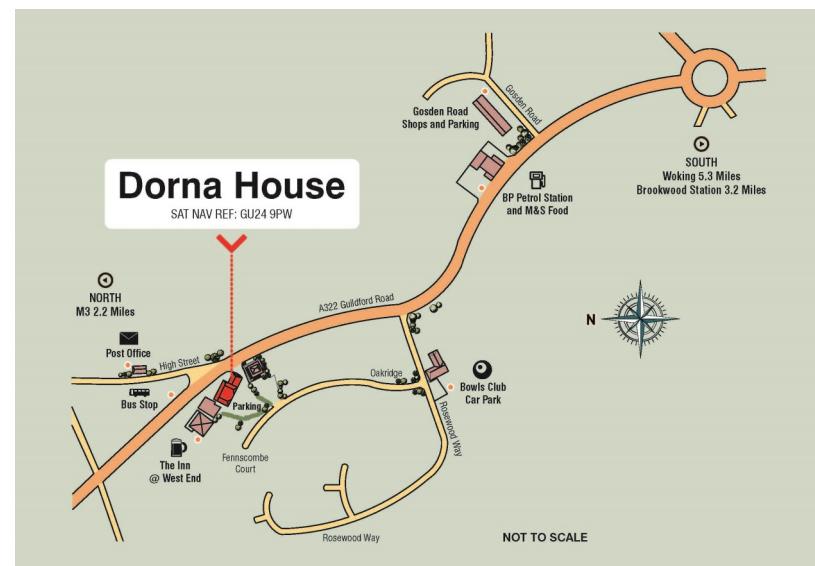
- Net internal area about 1,179 sq. ft.
- Air-conditioned—all new plant installed January 2017
- Category 5 wiring, fully addressed from floor boxes to patch panel in Server Room
- Loft located Server Room with separate lockable cabinet for each lettable area; room independently air conditioned and secured with access control & CCTV
- Choice of BT or Virgin Media telecoms; both are wired into the building
- Contemporary male and female toilets on each floor
- Gas central heating to thermostatically controlled radiators
- Full-access raised floors (clear void 125mm)
- Underfloor buzz bars providing electrical feed to easily movable floor boxes, also fitted with voice/data wiring from patch panel
- Double-glazed casement windows
- Suspended ceilings with recessed LED light fittings
- Sophisticated security system with access control of principal doors; linked to a central monitoring station 24/7 by both land and wireless
- 7 parking spaces—one of the most generous car parking ratios anywhere, (approx. 1: 168 sq. ft.), and protected by security gates operated by access control & CCTV



Dorna House Two Ground Floor — Suite B—Terms



- Full repairing and insuring lease (by way of a service charge) for a term to be agreed at a commencing rental of £28,750 p.a. exclusive
- Business Rates payable for year to 30 March 2019 likely to be in the region of £7,300
- The Rateable Value is to be re-assessed to take into account the floor area reduction because the central office has been leased to Suite A



These property details were believed to be correct at the time of publication, however interested parties should satisfy themselves as to their accuracy before making any commitment

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Please note these are library photographs so show partitions and a tea station that have now been removed. A tenant can, by agreement, choose the partition configuration they require and the location of a tea station and these will be installed at the Landlord's cost.

