

2



2 DORKING OFFICE PARK

STATION ROAD, DORKING RH4 1HG

6,012 - 29,031 SQ FT TO LET



2 DORKING OFFICE PARK IS A MODERN SELF-CONTAINED OFFICE BUILDING PROMINENTLY SITUATED AT THE ENTRANCE TO DORKING'S PRINCIPAL BUSINESS CAMPUS.

A WEALTH OF AMENITIES WITHIN THIS WELL CONNECTED AFFLUENT SURREY MARKET TOWN...

Sainsbury's
M&S EST. 1884
WAITROSE & PARTNERS
STARBUCKS COFFEE
COSTA COFFEE

DORKING SPORTS CENTRE

ST MARTIN'S WALK SHOPPING CENTRE

TOWN CENTRE

DORKING DEEPENE
DORKING MAINLINE

MEADOWBANK RECREATION PARK

CALA

REDHILL (18 MINUTES)
GATWICK (36 MINUTES)

FESPA
profit for purpose

KUONI
discover the world

DORKING WEST

ADEPT

Practice Plus Group

2
dop

GUILDFORD (20 MINUTES)

...MAKE WORKING LIFE MORE MOTIVATING, CONVENIENT AND ENJOYABLE.

AN ESTABLISHED BUSINESS ENVIRONMENT

The Park provides an inviting and modern workspace environment surrounded by the Surrey Hills which is an Area of Outstanding Natural Beauty, perfect for promoting wellness and wellbeing.

2 Dorking Office Park is a contemporary detached three storey office building in an elevated setting with the benefit of a secure underground and surface level parking.

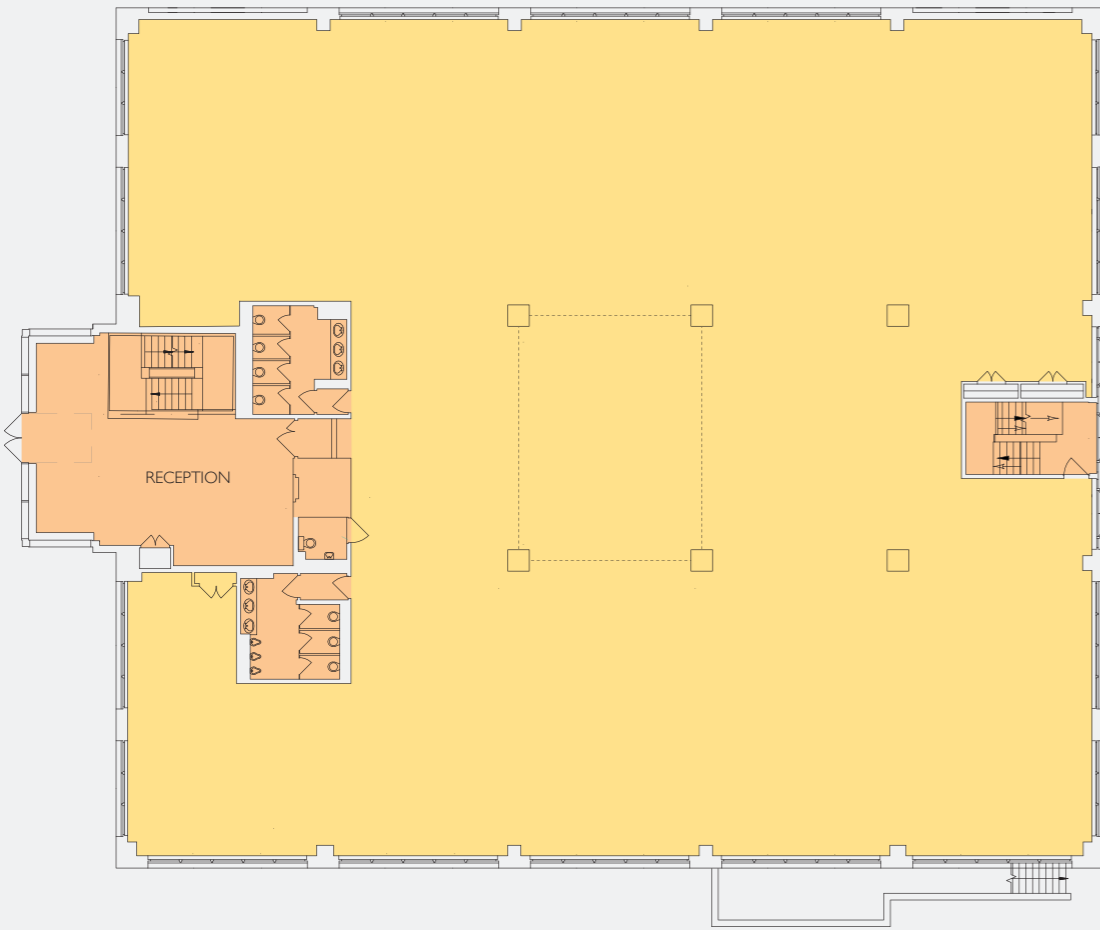
The three floors provide an inviting and motivating environment for business with natural daylight flooding through the central atrium and full height glazed reception.

ACCOMMODATION

Floor	sq ft	sq m
Second	6,012	558.5
First	10,923	1,014.8
Ground	11,219	1,042.3
Reception	839	77.9
Basement	38	3.5
Total	29,031	2,697.0

The property has been measured in accordance with the RICS International Property Measurement Standards (IPMS3) 1st Edition, dated May 2015.

GROUND FLOOR PLAN

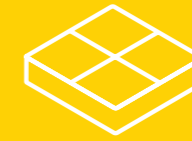


Indicative only. Not to scale.

SPECIFICATION



VRF AIR CONDITIONING



RAISED ACCESS FLOORS



DOUBLE HEIGHT RECEPTION



CENTRAL GLAZED ATRIUM



CAR PARKING (100 SPACES)



SHOWERS AND CHANGING FACILITIES



PASSENGER LIFT



BIKE STORAGE



EPC RATING C



A COMPREHENSIVE SCHEME TO REFURBISH AND REPOSITION THE BUILDING



CGI image of front elevation.



CGI image of double-height building reception.



CGI image of reception breakout area.

Designed to enhance and create both internal and external amenity areas and collaboration spaces to meet the changing needs of the modern working environment.



CGI image of external breakout and seating area.



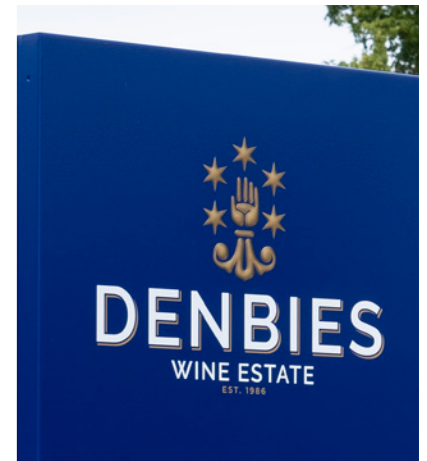
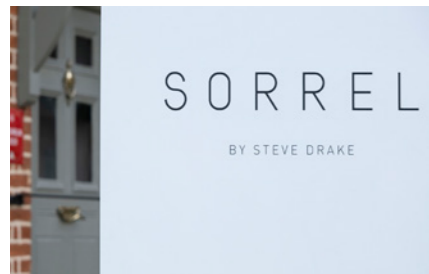
CGI image of first floor external courtyard garden.



CGI image of ground floor central collaboration hub.

AMENITIES IN ABUNDANCE

The thriving town centre provides a variety of boutique and high street stores, restaurants and pubs, with a wealth of nearby leisure amenities including two golf courses, sports centre, tennis club, Anytime Fitness gym, cinema and theatre. The town is well known for its London 2012 Olympic cycling legacy with the nearby Box Hill offering stunning views of the countryside. Dorking also boasts the largest Vineyard in the South East which includes a restaurant, shop and a boutique hotel.



LOCATION

Dorking is situated on the A24/A25 intersection with excellent connectivity by both road and rail to other nearby centres including Leatherhead (M25 J9), Reigate (M25 J8), Guildford and Horsham.

The town benefits from 3 train stations, providing regular services to Central London and Gatwick Airport, with Dorking West station situated within only a few minutes' walk of the Park.

Surrounded by the Surrey Hills, Dorking is a fantastic location for promoting a balanced work lifestyle and being well renowned for a range of outdoor pursuits, with the green spaces of Meadowbank park only a few minutes walk, ideal for a lunchtime stroll around the lake.



Indicative only. Not to scale.



Indicative only. Not to scale.



TRAVEL

By Car	Miles
Dorking Station	1
M25 (Junction 9)	6.5
Redhill	8.5
Gatwick Airport	13

By Train	Minutes
Redhill	18
Guildford	20
Gatwick Airport	36
London Waterloo	54
London Victoria	58
Reading	68





2 DORKING OFFICE PARK

STATION ROAD, DORKING RH4 1HG

dorkingofficepark.com

VIEWING

Strictly by appointment through the joint agents.



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