

**Lot 14, Blackbrook House, Dorking Office Park, Station Road, Dorking,
Surrey RH4 1HJ**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Dated December 2019

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Property Information

Prime South East Office Investment

- Modern 3 storey office building
- Approximately 1,087.50 sq. m. (11,705 sq. ft.)
- Parking for approximately 41 cars (1:285 sq. ft.)
- Comprehensively refurbished in 2018
- Well Established Dorking Office Park adjacent to Dorking West Railway Station
- Easy access to A24/A25 and M25
- Asset management opportunities - including dilapidations claim for vacant part ground floor unit

Lot

14

Auction

15th May 2025

Rent

£206,256 per Annum Exclusive
Plus vacant office suite of 2,252 sq ft

Sector

Office

Status

Available

Auction Venue

Live Streamed Auction

Location

- Miles**9 miles east of Guildford, 10 miles north west of Crawley, 20 miles south west of Central London
- Roads**A24, A25, M25
- Rail**Dorking West Railway Station, Dorking Railway Station, Dorking Deepdene Railway Station
- Air**London Heathrow Airport, London Gatwick Airport

Situation

Dorking is a highly affluent market town within the London commuter belt. The property is situated within the well established Dorking Office Park benefitting from excellent road and rail links. The town is situated on the A24/A25 intersection connecting Dorking, Leatherhead, Guildford, Reigate, and Horsham. The town benefits from 3 train stations providing regular services to London (Victoria and Waterloo), Guildford, Redhill and Gatwick.

Tenure

Virtual Freehold. Held for a term of 999 years at a peppercorn ground rent. The property is subject to an estate service charge. Details are provided within the legal pack.

Description

The property comprises a substantial detached three storey office building benefitting from approximately 41 car parking spaces, 25 of which are undercroft, on a site area of 0.16 Ha (0.38 Acres). Internally, the floors are flexible and capable of subdivision and currently provide four suites arranged over ground, first and second floors. The property benefits from raised floors, 8 person passenger lift, suspended ceilings, LED lighting and comfort cooling.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Part Ground	Office	214.65	(2,310)	C.P.CORDELL t/a Cordell & Co Solicitors (1)	5 years from 22/11/2024 (2)	£75,488
Part Ground	Office	209.22	(2,252)	VACANT		
Part First	Office	257.64	(2,773)	SHIFT F7 LIMITED	10 years from 14/02/2018 (3)	£58,680
Part First Second	Office Office	259.29 146.70	(2,791) (1,579)	FIELD SYSTEMS DESIGNS LIMITED (4)	10 years from 12/10/2018	£72,088
Total		1,087.50	(11,705) (5)			£206,256

(1) Cordell & Co are a specialist personal injury practice who have been proudly helping injured people over the last 30 years (www.cordellandco.co.uk).

(2) The lease provides for a Tenant option to determine on 05/12/2027.

(3) The lease provides for a Tenant rolling break on a six month notice period.

(4) Field Systems Designs Ltd are mechanical and electrical contractors with range of services offered by FSD includes the design, project management, procurement, installation, commissioning and maintenance (www.fSDL.co.uk).

(5) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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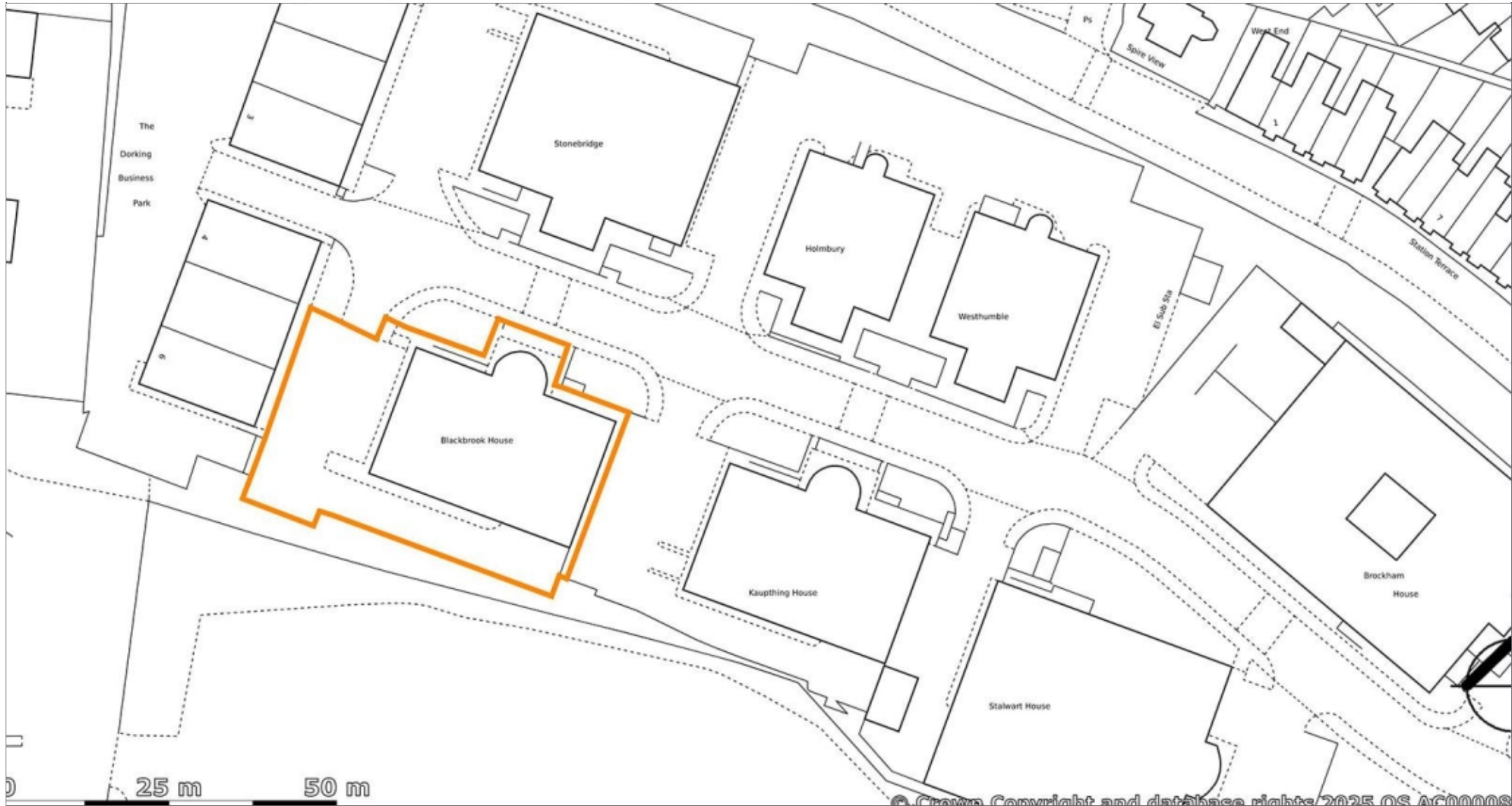
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