

THE PERFECT LOCATION



Easy road and rail access in a charming Surrey market town

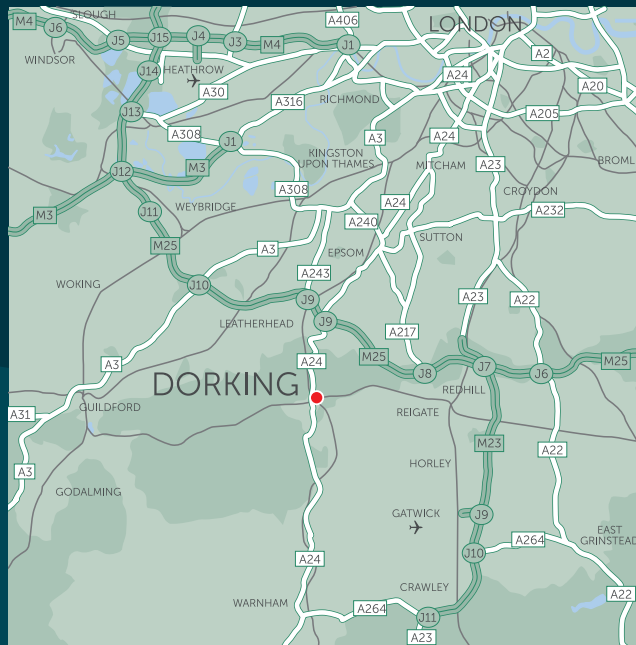
Dorking is situated 6 miles to the south of Junction 9 of the M25 at Leatherhead, at the A24 / A25 intersection. Central London is 30 miles to the north whilst Gatwick Airport is approximately 13 miles to the south east.

The mainline Dorking train station, accessed via the rear of the property, provides regular services to Central London with London Waterloo being approximately a 50 minute journey time. Dorking Deepdene station, which is also located close by, provides regular train services to Guildford, Redhill and

Gatwick Airport with the quickest journey time to Gatwick Airport being only 24 minutes.

Dorking town centre offers a charming array of restaurants, pubs and cafés which sit alongside an eclectic mix of boutique shops interspersed with a range of high street names.

Leisure amenities in the area include a number of golf courses, a new Fitness First gym, Dorking Sports Centre, Dorking Tennis Club, Denbies Wine Estate and the beautiful surroundings of the Surrey Hills.



Lease

Terms upon application.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment.

www.onepixhamend.co.uk

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NO.1 PIXHAM END

DORKING RH4 1QA

OFFICE SPACE TO LET
1,143 SQ FT TO 48,135 SQ FT



PARKLAND SETTING



ON-SITE CAFÉ/RESTAURANT



TENNIS COURTS



MEETING ROOM FACILITIES



CAR PARKING



CLOSE TO STATION

BE PART OF A BETTER BUSINESS ENVIRONMENT

NO.1 PIXHAM END

Quality offices set in a stunning landscaped environment



Description

No.1 Pixham End offers well located and flexible office space within a mature landscaped setting in the affluent Surrey market town of Dorking.

An excellent floor to ceiling height creates a bright, airy and spacious environment with a range of different sized self-contained suites available.

Set against a back drop of Box Hill, an area of outstanding natural beauty, No.1 Pixham End affords an occupier a host of on-site amenities including a 257 seat café, Costa Coffee shop, dedicated meeting room provision, on-site tennis courts and 24/7 manned reception. The building also benefits from ample amounts of car parking and Dorking mainline train station is located only minutes away.

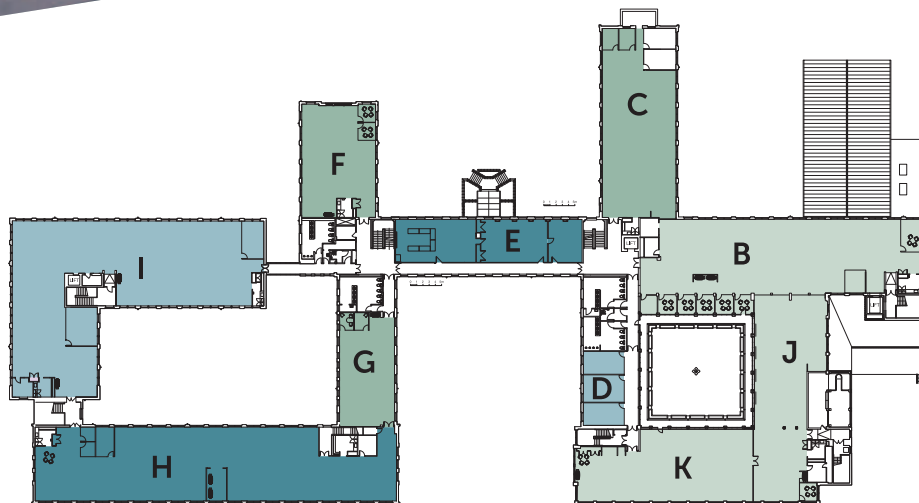


Specification

- Part comfort cooled
- Central heating
- Raised floors
- Suspended ceilings with recessed lighting
- Shower facilities
- 1 x 13 person and 1 x 8 person passenger lift
1 x 26 person goods lift
- Restaurant / coffee shop
- Meeting room provision
- 304 on-site car parking spaces
at a ratio of 1:158 sq ft
- EPC Rating - E



First Floor Plan



Schedule of Accommodation

The building provides suites that can be combined to meet a wide variety of size requirements.

The approximate net internal floor areas are as follows:



First Floor	
B Wing	6,709 sq ft
C Wing	3,953 sq ft
D Wing	1,143 sq ft
E Wing	2,292 sq ft
F Wing	2,335 sq ft
G Wing	1,732 sq ft
H Wing	7,467 sq ft
I Wing	7,639 sq ft
J Wing	3,226 sq ft
K Wing	3,250 sq ft
Total	39,746 sq ft
Lower Ground Floor	
C Wing	2,763 sq ft
I Wing	5,626 sq ft
Total	8,389 sq ft
Overall Total	48,135 sq ft