



## 3 & 4 The Old Stables, Okewood Hill, Dorking, Surrey, RH5 5NA

**RURAL BARN CONVERSION WITH LARGE PARKING AREA  
GROUND & FIRST FLOOR OFFICES TO RENT  
1,456 SQ FT (135.26 SQ M)**



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### Location

The Old Stables lies just off the A29, approximately one mile to the South of Ockley. Ockley village is located near to the Surrey/Sussex border with the nearby towns of Dorking and Cranleigh approximately 7 miles away.

Ockley has good road access with the A24 and A29 roads being nearby. Gatwick airport is approximately 20 miles and London approximately 31 miles. The nearest train station is Ockley Station which offers services direct to London Victoria in just over an hour.

### Description

Set in a quiet, rural location, the site comprises a period timber framed barn, with adjoining former brick built stables that have been converted to offices. This self contained office building has the following features:

- High speed fibre broadband
- Newly carpeted
- Toilet facilities (male & female)
- New modern lighting
- Large parking area
- Fitted kitchen
- Attractive wood beams

### Accommodation

	Sq Ft	Sq M
Ground floor office	1,063	98.75
Kitchen	44	4.09
Mezzanine	349	32.42
<b>TOTAL</b>	<b>1,456</b>	<b>135.26</b>

### Terms

The premises are available to let on a new Lease for a term to be agreed with the tenants having an internal repairing and insuring responsibility. There is a service charge for the upkeep of the communal facilities with further details on application.

### Rent

£17,500 per annum exclusive

### Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £15,000 rising to £16,500 on 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business and to confirm the actual amount payable.

### VAT

VAT is applicable on the terms quoted

### EPC Rating

The premises has a rating of B ( 47 ). EPC certificate available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

### Viewing

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