COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS
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TO LET – Ground Floor Offices

3 Suites – 300 sq ft/730 sq ft/790 sq ft or entire ground floor 2,056 sq ft (191 sq m)

Knightway House,
Park Street
Bagshot
Surrey
GU19 5AQ

LOCATION
Bagshot has a busy High Street located close to the property offering a selection of restaurants pubs and retail units. The property is adjacent to J3 of the M3 Motorway and the A30 which connects Bagshot with Camberley to the south and Sunningdale and Ascot to the north.

DESCRIPTION
Knightway House is a prominent self-contained Town Centre office building. The modern offices which were re-furbished recently to a very high standard are arranged over ground and two upper floors. The office offers an impressive working environment with high quality finishes throughout.

AMENITIES
- Full Air Conditioning
- 7 Car parking spaces available with the whole
- Newly Refurbished Individual Office Suites.
- Town Centre Location.
- Recessed LED Lighting.
- Raised Floors.
- Male and female toilets.
- Door Entry System.
- CCTV Security Cameras.

LEASE
A new 6-year lease including a rent review at the end of the third year. The lease to incorporate a rolling break clause operable any time after the first-year subject to a minimum written notice period of 6 months (i.e. a minimum of 18 months term certain to be completed by the tenant)

ADDITIONAL PARKING
We understand from Surrey Heath Borough web site that annual parking permits can be purchased for the council car park located immediately behind the Co-op store in the High Street at a price of £375 per annum, they are registration plate specific and they do not guarantee a space within the car park.

EPC
The premises have an Energy Performance Rating of C52.

FLOOR AREAS

Suite 1	790 sq ft	[73.39 sq m]
Suite 2	730 sq ft	[67.82 sq m]
Suite 3	300 sq ft	[27.87 sq m]
Entire ground floor	2,056 sq ft	[191 sq m]

RENT (IF LET AS A WHOLE)
£18.50 per sq ft per annum exclusive Plus VAT.
Exclusive of all other outgoings.

RENT (IF LET IN SMALLER SUITES)
£20.00 per sq ft per annum exclusive Plus VAT.
Exclusive of all other outgoings

SERVICE CHARGE
Approximately £4.80 per sq ft plus VAT per annum.

BUILDING INSURANCE
£538.76 for the whole for 2019/20.

RATES
2017

Rateable value	£32,500
Uniform Business Rate (2020/21)	51.2p/£
Rates Payable (estimated)	£16,640

Business Rates Relief
If let in smaller suites - Please note that Small Business Rates Relief now means business premises with a Rateable value of £12,000 and below will be exempt from any payment of business rates, as long as the premises is your company's only business property then you will qualify for the small business rates relief. *These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.*

LEGAL COSTS
Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING
By appointment through the Joint sole agents:

Keith Harpley
London Clancy
01276 682055
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David Savage
Clare & Co
01252 415900
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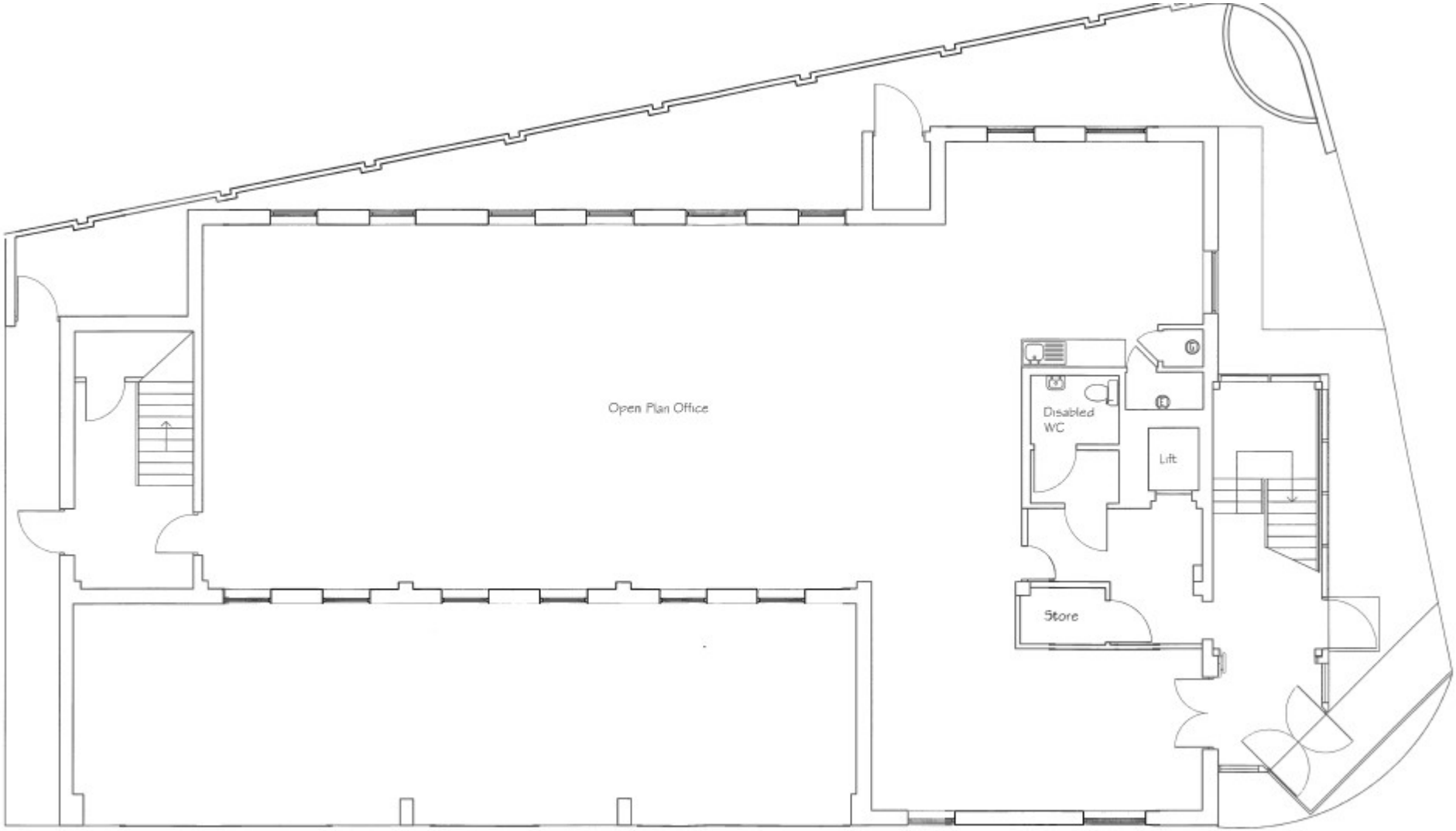
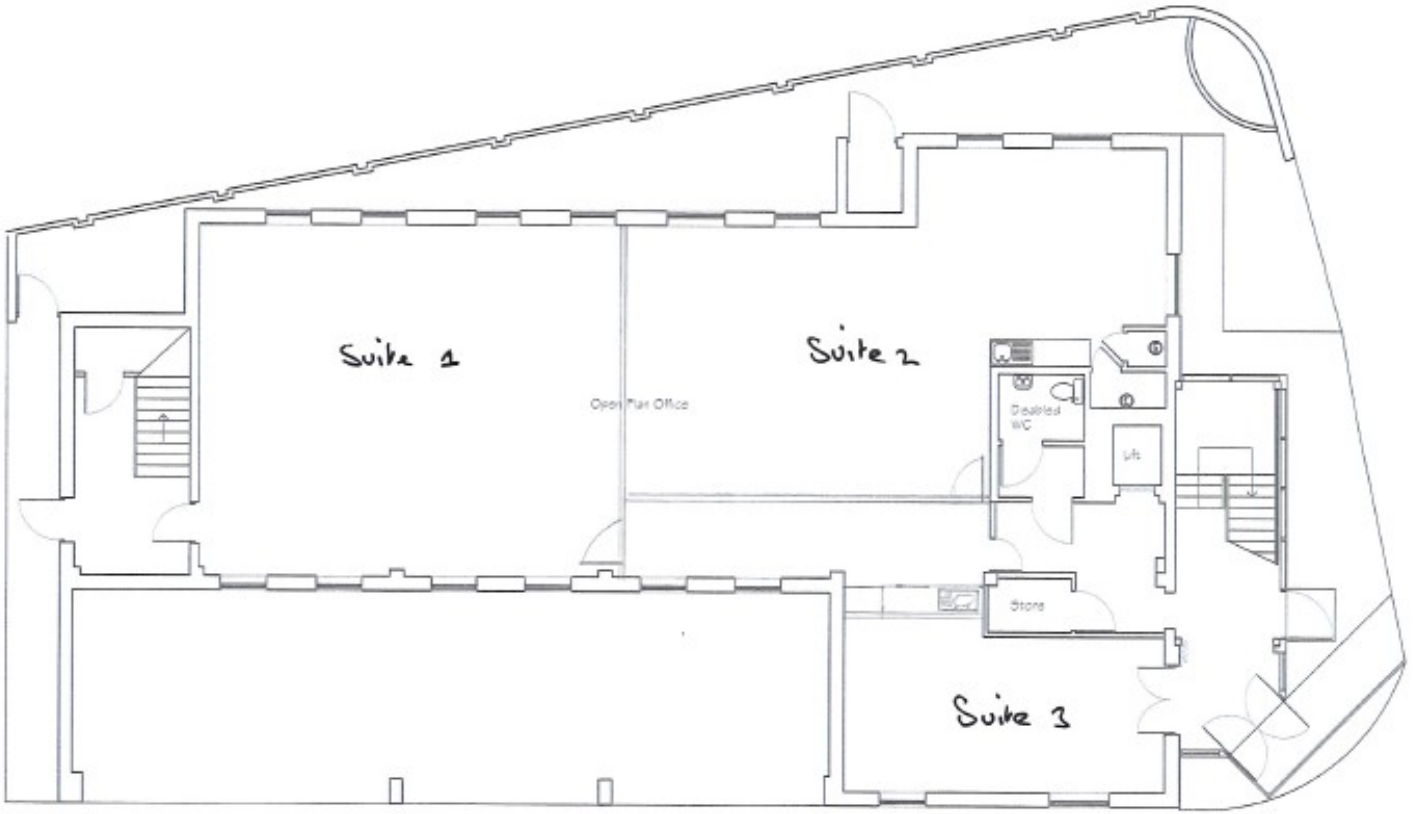


Ground floor plan



Ground floor plan

SCALE BAR
0 2M 4M

Project
Knightway House, Bagshot

title
Existing Ground Floor Plan

Client
Maclan Developments Ltd

Drawn	RF	Checked	
Scale	1:100@A3	Approved	

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Project No.	Drawing No.
LS332	P01