

# AIR COOLED OPEN PLAN THIRD FLOOR OFFICES

**\*TOWN CENTRE LOCATION WITH PARKING\***

**TO LET**

2,225 ft<sup>2</sup> (206.7 m<sup>2</sup>)

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**THIRD FLOOR, ST GEORGES HOUSE, KNOLL ROAD,  
CAMBERLEY, SURREY, GU15 3SY**

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- ▶ **Town Centre Location**
- ▶ **Door Entry Security System**
- ▶ **Modern Reception with Passenger Lift**
- ▶ **Air Cooling**
- ▶ **Good Quality Toilet Facilities**
- ▶ **6 Reserved Parking Spaces**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

The property is situated in a prominent position in Knoll Road opposite Surrey Heath Borough Council's Offices, Camberley Theatre and a multi storey car park.

The main shopping high street, together with The Mall and The Atrium shopping Centres' are home to many of the major retailers including Boots, Sainsburys, TK Max, Costas etc, and are within a short walk of St Georges House, as is Camberley's train station.

The M3 motorway at Junction 4 via the A30 is within a short drive as is the A31 joining the A3 at Guildford.

## DESCRIPTION

Third floor open plan offices within a good quality and well managed office building, set in one of the best locations for offices within Camberley Town Centre. The office suite is heated and air cooled, and will be refurbished in due course.



## ACCOMMODATION:

<b>Third Floor Offices</b>	<b>2,225 ft<sup>2</sup></b>	<b>206.7 m<sup>2</sup></b>
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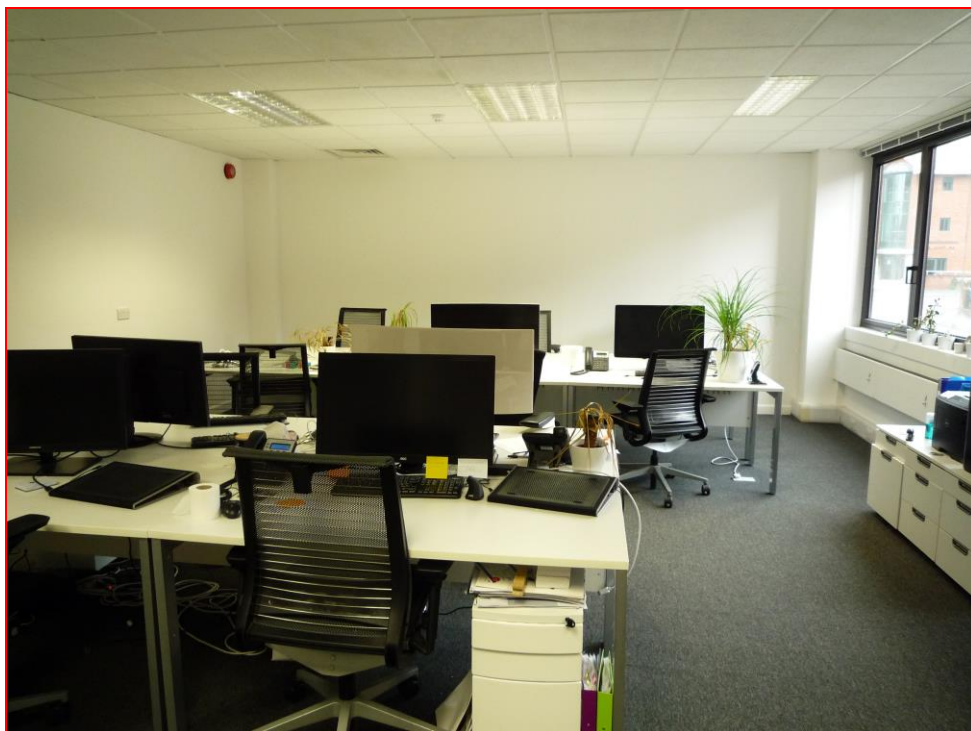
## LEASE TERMS

Available on new lease terms with length of lease by agreement.

**RENT** A rent of £18.00 ft<sup>2</sup> which equates to £40,050 plus VAT per annum exclusive of all other outgoings.

## SERVICE CHARGE & BUILDINGS INSURANCE

To be advised.



Picture shows an office area on the first floor

**LEGAL COSTS** Each party to bear their own legal costs in the matter.

### **BUSINESS RATES**

A rateable value of £24,000, set at the uniform business rates multiplier, this equates to approximately £11,976 for one year.

### **ENERGY PERFORMANCE CERTIFICATE (EPC)**

76-100

**D**

81 | **D**

### **VIEWING**

Strictly by appointment with the **Joint Sole Agents:**

David Savage  
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Keith Harpley  
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**REF**  
18/016C - St Georges House