

TOWN CENTRE AIR CONDITIONED OFFICES WITH PRIVATE PARKING

TO LET

3,400 ft² (315 m²)

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



**7 Alexandra Road
Farnborough
Hampshire
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- ▶ **Town Centre Location**
- ▶ **Door Entry Security System**
- ▶ **Modern Reception with Passenger Lift**
- ▶ **Full Replacement Air Conditioning**
- ▶ **Refitted Toilet Facilities plus Shower Facility**
- ▶ **Private Car Park with 9 Reserved Parking Spaces**

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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 Square and The Atrium shopping Centres' are home to many of the major retailers including Boots, Sainsburys, T.K. Maxx, Primark, Costas, Esquires 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

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.



ACCOMMODATION (approximate floor areas):

Second Floor North

3,400 ft²

315 m²

9 reserved parking spaces



Archive Picture

LEASE TERMS

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

RENT Rent on application.

SERVICE CHARGE & BUILDINGS INSURANCE

To be advised.

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

BUSINESS RATES (Approximate Rates Payable per year)

A rateable value of £49,750, calculated at the Uniform Business Rate (UBR) of £0.432 in the pound shows an approximate rates payable of £21,492, however, we always recommend that interested parties contact the local authority for verification, Surrey Heath Borough Council on 01276 707100

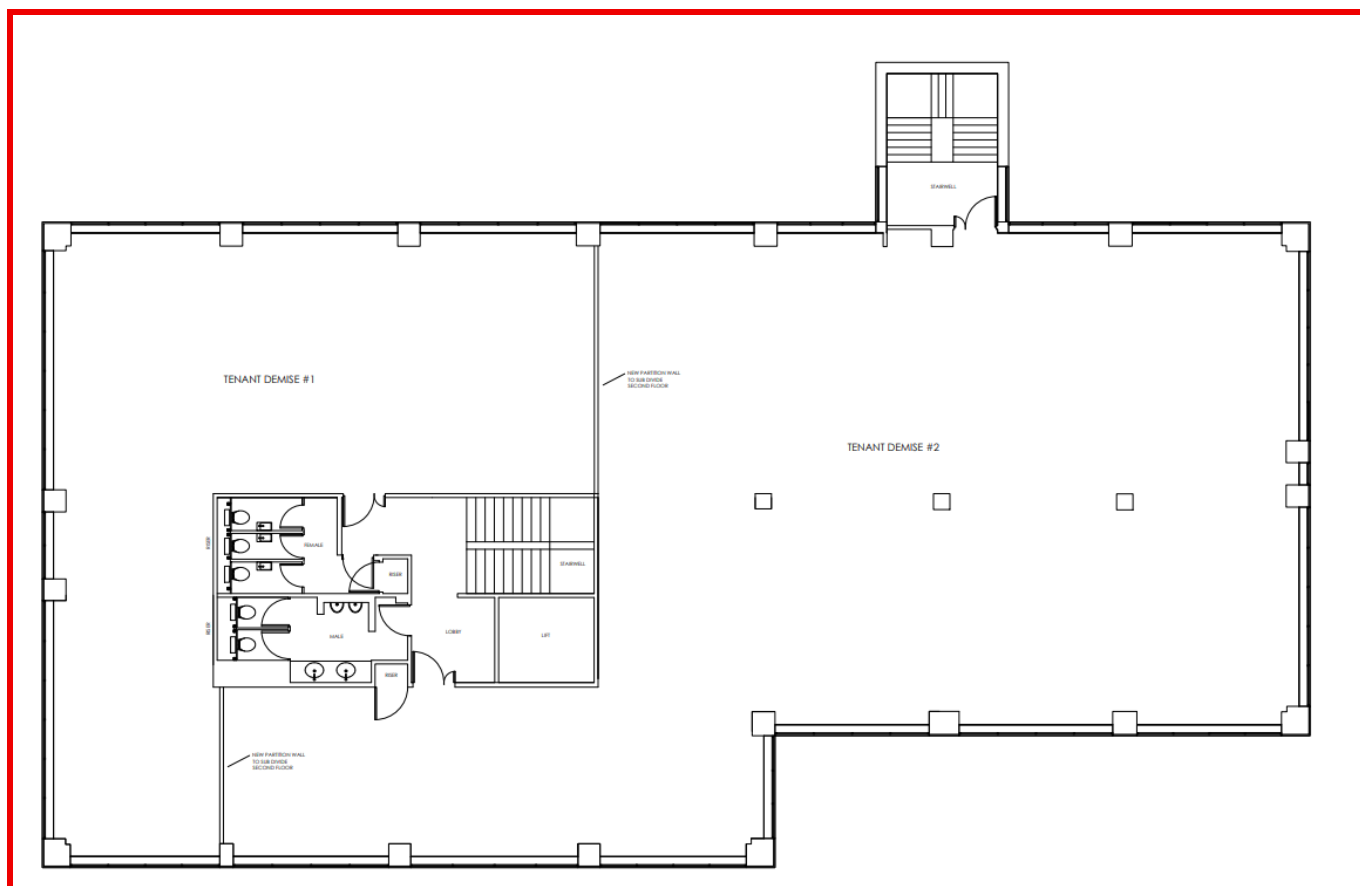


ENERGY PERFORMANCE CERTIFICATE (EPC)

26-50 **B**

42 | B

Second Floor Plan – Area to be let marked Demise #2 (not to Scale)



VIEWING

By appointment with the agent:

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REF

18/016C - Second Floor North - St Georges House