

FULLY REFURBISHED



Suite 2 & 6, Camberley House

1 Portesbury Road, Camberley, GU15 3SZ

Newly refurbished Ground and Second floor office Suites

654 to 1,354 sq ft

(60.76 to 125.79 sq m)

- Excellent natural light
- LED lighting
- Double glazing
- Door entry system
- Town centre location
- Attractive kitchen and WCs in each suite
- Opposite Train Station, and several car parks in very close proximity

Summary

Available Size	654 to 1,354 sq ft
Rent	£11,200 - £22,743 per annum
Business Rates	On application. If suites taken separately the small business rates relief scheme should apply
Service Charge	£5.42 per sq ft
EPC Rating	Upon enquiry

Description

Camberley House is a unique and attractive office property providing office space across three floors. The property has recently undergone refurbishment and offers pleasant communal facilities which include an external courtyard.

There are two separate suites available at the property, both offering self contained work space made up of 2 separate office / meeting rooms and attractive kitchens and WCs. Suite 2 is situated on the ground floor Suite and Suite 6 is the second floor. Both Suites benefit from excellent natural light, new LED lighting and the shared use of further break out space and an external courtyard.

Location

Camberley House is situated in the heart of Camberley town centre in a very prominent position on the corner of the High Street and Portesbury Road. There are numerous public car parks just a short walk from the property and being in the town centre all the amenities are on the doorstep. Camberley railway station is a few steps from the property and Junction 4 of the M3 is just 3.5 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Suite 2	654	60.76	£11,543 /annum	Available
2nd - Suite 6	700	65.03	£11,200 /annum	Available
Total	1,354	125.79		

Terms

The suite(s) are available by way of a new lease for a term to be agreed.

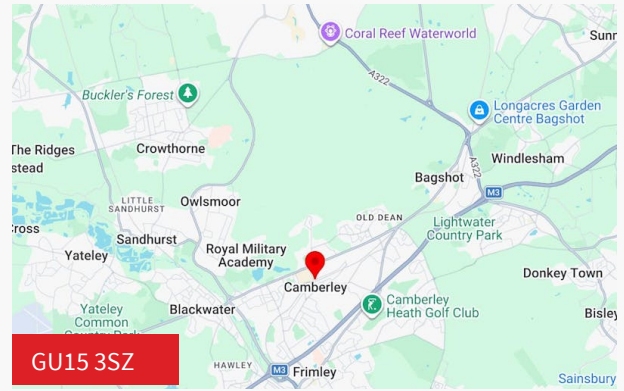
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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