



## Suite 3, Dolphin House

103 Frimley Road, Camberley, GU15 2PP

### Second floor office suite

1,187 sq ft

(110.28 sq m)

- 2 car parking spaces
- Heating and cooling air conditioning
- Door entry system
- Lift
- Private kitchen and WC's
- Double glazing
- Close walking distance to a large number of amenities such as a pub, restaurant, newsagent, chemist, co-op and Greggs

## Summary

Available Size	1,187 sq ft
Rent	£17 per sq ft
Rates Payable	£9,830.30 per annum
Rateable Value	£19,700
Service Charge	Upon Enquiry
EPC Rating	C (75)

## Description

Dolphin House was built in the late 1980's and offers good quality office space across three floors.

Suite 3 is located on the second floor and provides 1,187 sq.ft. of open plan office space.

## Location

Dolphin House is situated in a prominent position on the Frimley Road, close to the A30, and within easy walking distance of many local amenities. Junction 4 of the motorway is less than 2 miles away and the M25 is less than 8 miles drive. There is a pay and display car park just meters from the office, which offers 1 hours free parking.

## Terms

The office is available on a new lease for a term to be agreed.

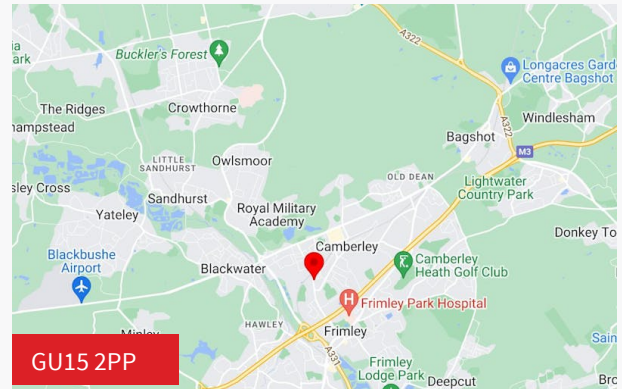
## Anti Money Laundering

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 costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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