

BRIDGE ROAD INNOVATION CENTRE

OFFICE SUITES NOW AVAILABLE

“FLEXIBLE LICENCE DEALS”

1 to 5 People Office Suites



BRIDGE ROAD INNOVATION CENTRE
BRIDGE ROAD, CAMBERLEY, SURREY, GU15 2QR

7 Alexandra Road
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Hampshire
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- ▶ **Ideal First Office**
- ▶ **Offices from 1 to 5 people (when combined)**
- ▶ **Flexible Licence Terms**
- ▶ **Shared Kitchen & Toilet Facilities**
- ▶ **On Site Parking (first come, first served)**
- ▶ **Further Parking within a 5 minute walk in a Public Car Park**

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

Bridge Road is situated off of the Frimley Road approximately half a mile from the A30 London Road. There is ample local shopping within walking distance, and for further parking, Watchetts Road Car Park GU15 2UZ.



DESCRIPTION

Bridge Road Innovation Centre offers individuals and small companies budget rental options, within a smart and functional office environment, and conveniently located to local shops, bus routes and quick access to J4 of the M3.



Example office Suite

OFFICE AVAILABILITY SCHEDULE

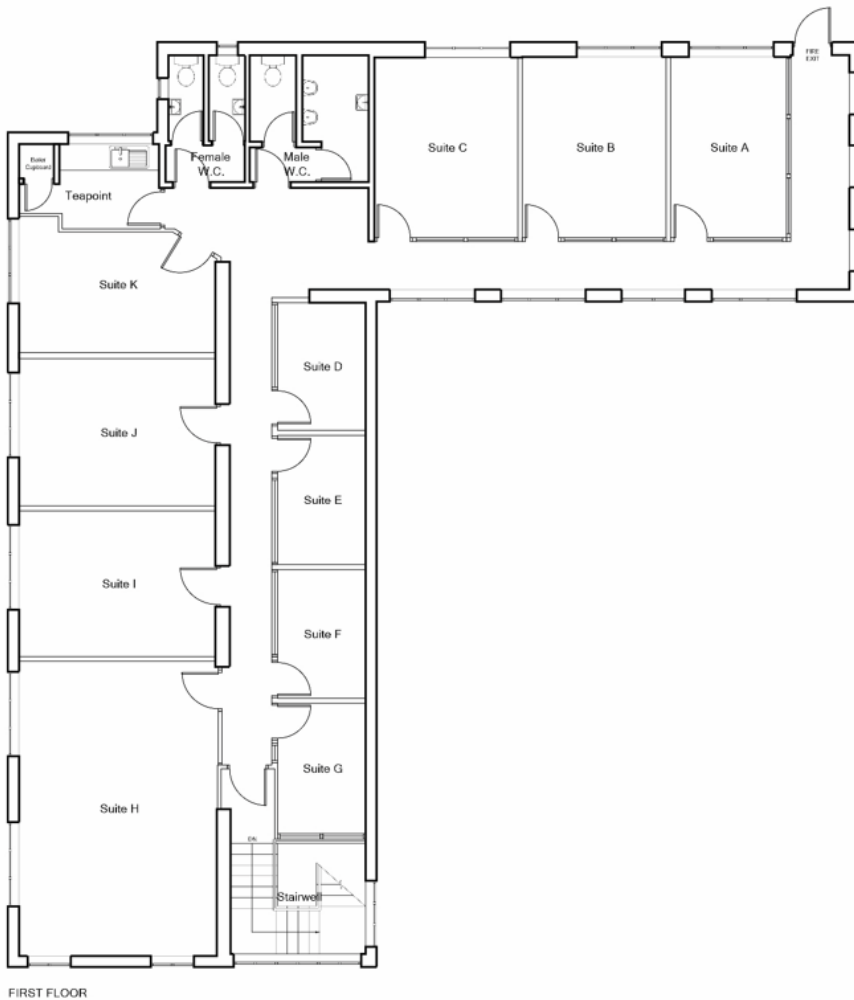
Office	Size sq ft	Size	Monthly Rent	Rateable Values*	Floor	Availability
Suite A	120	2 People	£300	£2,000	First	AVAILABLE
Suite B	150	2 People	-	£2,500	First	Occupied
Suite C	142	2 People	-	£2,375	First	Occupied
Suite E	64	1 Person	-	£1,050	First	Occupied
Suite F	64	1 Person	-	£1,050	First	Occupied
Suite G	64	1 Person	£150	£1,050	First	AVAILABLE
Suite H	339	4 People	£775	£4,850	First	AVAILABLE
Suite I	166	2 People	-	£2,750	First	Occupied
Suite J	168	2 People	£300	£2,800	First	AVAILABLE
Suite K	137	2 People	-	£2,275	First	Occupied
Suite L	213	3 People	-	£2,450	Ground	Occupied
Suite M	395	4 People	-	£4,550	Ground	Occupied
Suite N	293	Store	-	£3,400	Ground	Occupied

- Rents are to be paid monthly in advance by Standing Order. Please note that VAT is chargeable.
- The rents include electric, heating, water, buildings insurance, cleaning to common areas.
- The rents exclude business rates, but on the basis the occupier has no other business premises, then they will qualify for small business rates relief making them exempt from business rates as long as the Rateable Value is £12,000 or less (obviously the rateable values for each office suite is below this threshold so there will be no business rates payable).

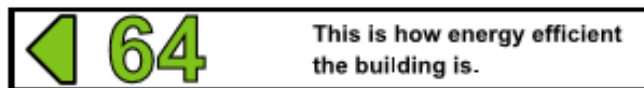
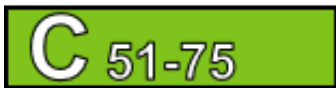


Above showing break out area

FLOORPLAN – Not to Scale



ENERGY PERFORMANCE CERTIFICATE



VIEWING: Strictly by appointment with the Sole Agent:-

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REF:
11/020C – Suites A,G,H & J