3 x TWO STOREY OFFICE/HI-TECH BUILDINGS

ON A GATED COURTYARD SCHEME

TO LET 2,305 ft² - 6,915 ft²

Each Unit Measures 2,305 ft² (214.14 m²) Over 2 Floors

UNITS 10, 11 & 12 STANHOPE GATE, STANHOPE ROAD, YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DW



- 8 Allocated Parking Spaces and a loading Area per Unit
- On-site Visitor Parking Spaces
- First Floor Open Plan Offices
- Storage/Workshop/Laboratory Space to the Ground Floor
- Electrically Operated Loading Doors
- Gas Heating by Radiators
- Intruder Alarm Systems
- Gated and Landscaped Courtyard Scheme

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.



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LOCATION

Stanhope Gate is situated on the Yorktown Business Park which is a short drive from Junction 4 of the M3 and within walking distance of Blackwater Train Station, serving Reading and Redhill including Farnborough and Guildford stations, and with a dedicated service to Gatwick.

The premises are conveniently placed within walking distance of Tescos, Next with it's built in Costas Coffee Lounge and Marks & Spencers as well as local shopping available in Blackwater.





DESCRIPTION

Three Office/Hi-Tech Buildings constructed around 2005/2006 offering a modern company impressive and functional business space. The first floor has open plan offices, and the ground floor functional storage, light industrial, possible laboratory space, served by an electrically operated loading door. The units have male and female toilet facilities. The units can be combined if required in order to offer various unit sizes of 2,300 ft/4,600 ft and 6,900 ft.

Externally, the development has pleasant landscaped areas, plus the scheme is well secured by fencing, with the front entrance having both electric gates and security bollards. The estate also has its own private street lighting making the estate safe at night.

ACCOMMODATION

The floor area for EACH unit is as follows, calculated on a Gross Internal basis:

 Ground Floor Storage/Workshop
 1,158 ft²
 107.6 m²

 First Floor Offices
 1,147 ft²
 106.6 m²

 TOTAL
 2,305 ft²
 214.2 m²





- Open plan first floor offices
- Air conditioning to first floor offices
- 8 allocated parking spaces per unit
- On site visitor parking
- Security Gates and bollards to development
- Suspended ceilings with Inset LG3 lighting to the offices
- Male and female toilet facilities
- Double-glazed sealed unit windows
- Intruder alarm system to each unit
- Gas heating by radiators to ground floor areas
- Stores, light industrial, laboratory space to the ground floor with electric loading door
- DDA compliant
- Walking distance to Blackwater railway station

Rear Elevation of Units



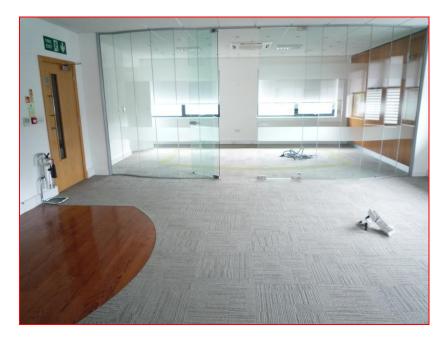
LEASE The units are available on new lease terms, with the length of lease by agreement, at a rent of £12.50 ft² plus VAT, which computes to £28,810 plus VAT, per annum, per unit.

LEGAL COSTS Each party to be responsible for their own legal costs in the transaction.

SERVICE CHARGE An annual charge of £1.15 ft² which computes to £2,645 plus VAT, per unit, per annum. The service charge covers waste collection, landscaped gardens, litter picking, street lighting, external window cleaning once a quarter, general repairs to the external areas, gutter clearance, maintenance of the gates and bollards, pump station maintenance, occupier signage.

BUSINESS RATES Approximately £12,200 payable, per unit for March 2014/2015.





Meeting Room (Unit 12)



Offices (Unit 10)





Ground Floor Stores (Unit 12)

FLOORPLANS Available on request.

DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road, at the third set of traffic lights filter and turn right into Stanhope Road, continue over the mini roundabout for approximately 600 yards and Stanhope Gate is located on your right just before the width restrictors.

EPC

Unit 10	B 26-50
Unit 11	B 26-50
Unit 12	B 26-50

45	This is how energy efficient the building is.
4 50	This is how energy efficient the building is.
48	This is how energy efficient the building is.

VIEWING

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

David Savage Keith Harpley Clare & Company **London Clancy** 7 Alexandra Road 6 Minster Court Camberley Farnborough GU14 6BU **GU15 3YY**

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