

COMPTON PLACE BUSINESS CENTRE

TO LET

Unit 11 – Ground Floor Office/Store – 1,095 ft²

**COMPTON PLACE BUSINESS CENTRE, SURREY AVENUE,
CAMBERLEY, SURREY, GU15 3DX**



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- ▶ **On Site Postal Collection**
- ▶ **Double Access/Loading Doors**
- ▶ **Separately Metered Electric Supplies**
- ▶ **On Site Car Parking**
- ▶ **Communal Areas Cleaned Daily**

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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

Camberley is an expanding commercial centre with a population of approximately 75,000 and forms part of the Blackwater Valley Area. Camberley is within minute's drive of the A30, M3 motorway (Junction 4) and the A321 Blackwater Valley relief road. These major routes provide rapid access to the coasts and Southampton to the South, Central London to the East, and nearby regional centres including Guildford, Bracknell, Basingstoke and Farnborough. The M25 motorway is only 11 miles from Junction 4 of the M3 motorway, which in turn gives access to the national motorway network and both Heathrow and Gatwick airports.



DESCRIPTION

Originally built as a single factory, Compton Place has since been converted into small business units with the current available unit comprising 1,095 ft². The unit has three reserved parking spaces.



UNIT SIZES AND RENTS

Please note that all rents quoted are annual, and include buildings insurance, water rates and service charge. The rents quoted do not include VAT which IS chargeable at the prevailing rate.

Business Rates: Please note that Small Business Rates Relief has been applied to these figures as £0. You may not be able to claim this if your company operates from more than one premises.

Unit No	Description	Size	Annual Rent	Extra Charges Approx total annual cost of Buildings insurance and Service Charge	Admin/Legal Fee	Status
11	Ground Floor Workshop/Office/Stores	1,095 sq ft	£10,400	£3,165	£200 plus VAT	Available

TERMS

These units are available on flexible lease terms with length of lease by agreement. All leases are to be excluded from the 1954 Landlord & Tenant Act.

LEGAL COSTS

Please note that our clients charge an administration fee as they carry out all documentation without the use of a solicitor, and are happy to sign the lease/s directly with a tenant using their own tried and tested system which in turn negates a tenant the necessity of having to use a solicitor if they wish to avoid the cost of doing this.

VAT

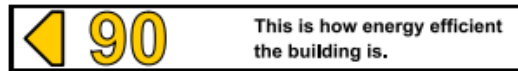
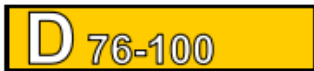
Please note that VAT is chargeable on the rent and service charge.

Unit 11



ENERGY PERFORMANCE CERTIFICATE (EPC):

Unit 11



VIEWING

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

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