

# FIRST FLOOR OFFICE SUITE WITHIN A MODERN BUILDING WITH PARKING TO LET

Suite 5 - 253 ft<sup>2</sup> (23.5 m<sup>2</sup>)

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**SANDHURST HOUSE, 297 YORKTOWN ROAD  
SANDHURST, GU47 0QA**

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- ▶ **Private Car Park - 1 Reserved Parking Space**
- ▶ **Door Entry System**
- ▶ **Separately Metered Electric Supply**
- ▶ **Good Natural Light**
- ▶ **Walking Distance to Local Shops including Waitrose**

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## LOCATION

Sandhurst House is located on the Yorktown Road (College Town end) which is situated North West of Camberley Town Centre. Sandhurst has a good mixture of shops within walking distance including Waitrose, Next, Costas and The Meadows shopping centre the latter occupied by Marks & Spencers and Tesco. Junction 4 of the M3 is within a short drive as is Blackwater Train Station, which is on the Reading-Redhill line, and has dedicated trains running to Gatwick.

## DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road straight over The Meadows roundabout, towards Bracknell, after the first set of traffic lights filter into the right hand lane, and turn right at the traffic lights, at the roundabout turn left into Yorktown Road, Sandhurst House comes up after approximately 1 mile on the right hand side.

## DESCRIPTION

A modern two-storey office building with a private car park. Suite 5 is located on the first floor at the front of the building.

## AMENITIES

- Serviced toilet and kitchen facilities
- Double-glazed sealed unit windows
- Door entry system
- Suspended ceilings with inset lighting
- Air Cooling
- Suite 5 has one reserved parking space

Suite No.	Size (ft <sup>2</sup> )	Description	Rent	Admin/Legal Fee
5	253	First Floor Front	£18.50 sq ft plus service charge	£150.00

## RENT

### Suite 5

The rent for Suite 5 is £4,680 per annum (£390 pcm), which equates to £18.50 per sq. ft. The service charge for this suite is £1,235 pa which includes most outgoings with the exception of water £55 pa, and buildings insurance £100 pa. The tenant will also have to arrange their own contents insurance and all installation and ongoing costs involved with telephone and data charges.

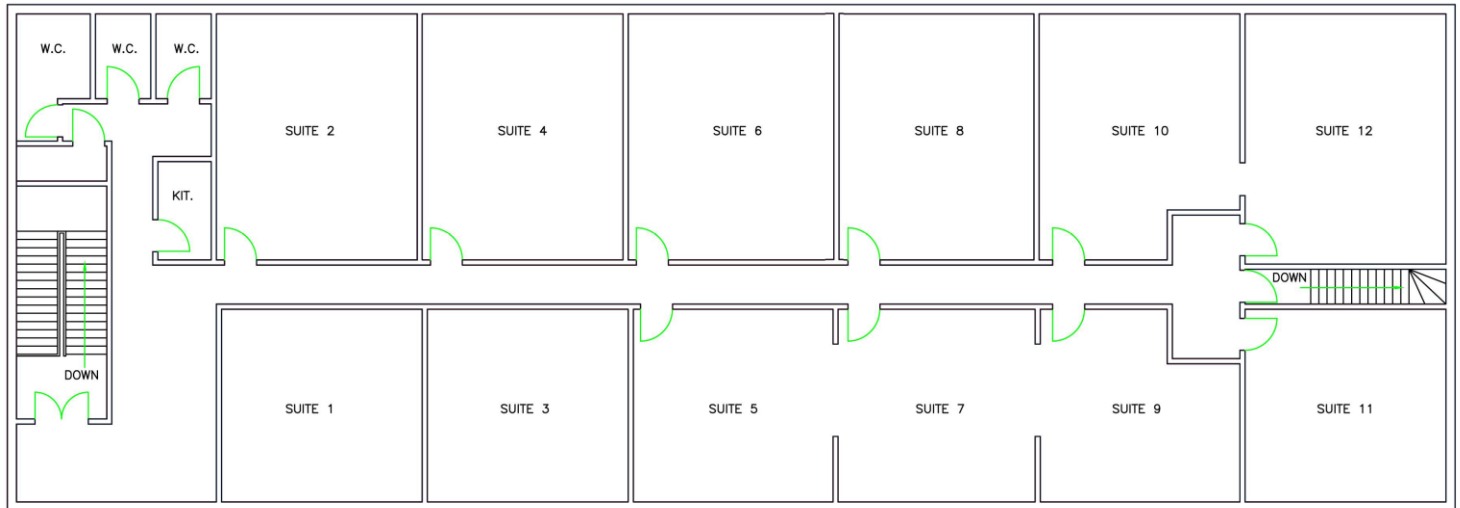
Business rates are excluded from the rent, however, the business rates are well below the Small Business Rates Relief threshold, so as long as it is your only business premises, then 100% rates relief will apply.

All figures are exclusive of VAT, and VAT will be chargeable at the prevailing rate on all outgoings.

## LEASE TERMS

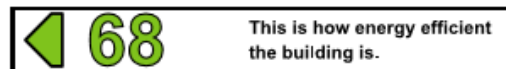
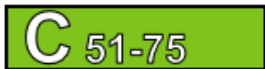
The office suite is available on new lease terms with length of term by agreement.

## FLOOR LAYOUT



## ENERGY PERFORMANCE CERTIFICATE (EPC)

### Suite 5



## LEGAL COSTS

Our client provides their own leases without using a solicitor, and on this basis they charge a one off administration fee of £150 plus VAT.

## VIEWING

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

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## REF

18/016C – Suite 5