

# FIRST FLOOR OFFICES IN A PLEASANT COURTYARD SETTING

TO LET

£14.55 ft<sup>2</sup>

842 ft<sup>2</sup> (78.25 m<sup>2</sup>)

**4B STANHOPE GATE, STANHOPE ROAD,  
YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DW**



**7 Alexandra Road  
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Hampshire  
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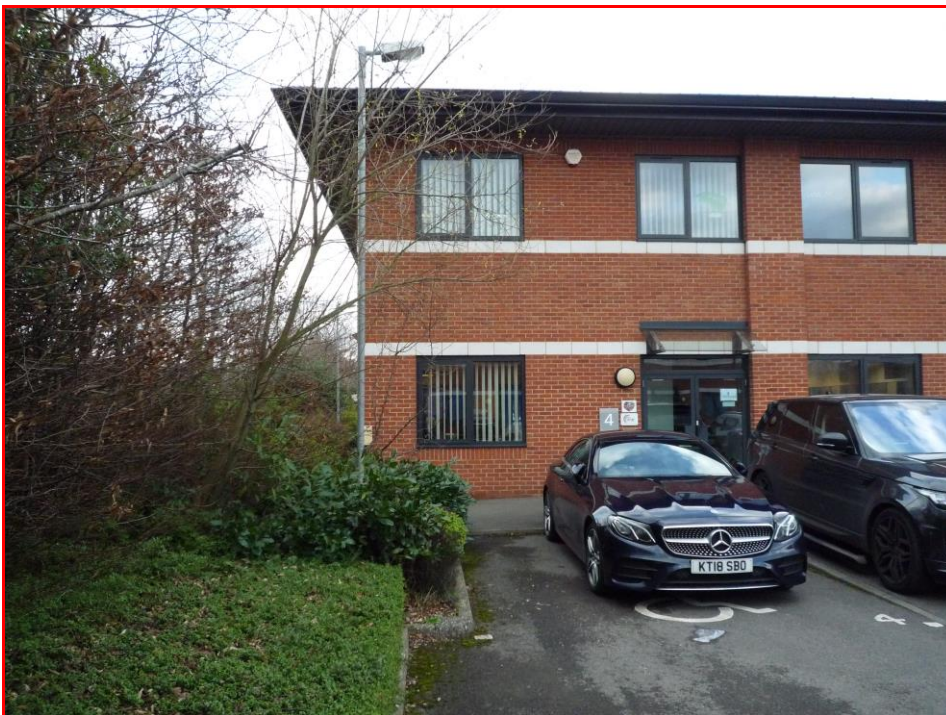
**Rent Reviews**

**Lease Renewals**

**Opinion of Values**

**Investments**

**Land**



- ▶ **3 Reserved Parking Spaces**
- ▶ **Site Secured by Electric Gates**
- ▶ **On site Visitor Parking Spaces**
- ▶ **Pleasant Landscaped Courtyard Scheme**
- ▶ **Gas Heating by Radiators**
- ▶ **Kitchenette**

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

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 line including Farnborough and Guildford stations, and has a dedicated service to Gatwick.

The premises are within walking distance of Next, Costas, McDonald's, KFC, Tescos and Marks & Spencers as well as local shopping within Blackwater centre.

## DESCRIPTION

An open plan first floor office suite forming half of this modern two-storey office building set within a pleasant landscaped courtyard scheme. The building is of brick construction under a pitched roof, and the suite has 3 reserved parking spaces, as well as visitor spaces provided elsewhere on the development.

## ACCOMMODATION

Approximate useable floor area

<b>First Floor Offices</b>	<b>842 ft<sup>2</sup></b>	<b>78.25 m<sup>2</sup></b>
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## AMENITIES

- Open plan offices
- 3 reserved parking spaces
- On site visitor parking
- Electric Security bollards and double gates to the development
- Suspended ceilings with Inset lighting
- Kitchenette
- Male and female toilet facilities
- Double-glazed sealed unit windows
- Intruder alarm system
- Gas heating by radiators
- Close to Blackwater railway station

**LEASE** New lease terms by agreement.

## RENT

An annual rent of £12,250 pax plus VAT and exclusive of all other outgoings. The rent computes to £14.55 ft<sup>2</sup> pax.

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

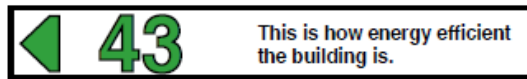
**SERVICE CHARGE** £1,142.52 plus VAT per annum, the service charge covers the maintenance of the gardens, site sweeping, external window cleaning, waste collection, exterior lighting, water supply, maintenance/repair of the security bollards/gates and mini treatment station.



Electric Gated Scheme

**BUSINESS RATES** The property has a Rateable Value of £12,250 with approximate rates payable of £5,880. **HOWEVER**, if the property is to be your only business premises then you will benefit from the small business rates relief, which means the rates payable for the year 2019/2020 will be £489.98.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)



#### 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 400 yards and Stanhope Gate is located on your right hand side just before the width restrictors.

#### VIEWING

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

David Savage  
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