

SECOND FLOOR OFFICE SUITE WITHIN A PROMINENT MODERN OFFICE BUILDING

TO LET

1,187 ft² (110.27 m²)

£17 ft²

SUITE 3, DOLPHIN HOUSE, 103 FRIMLEY ROAD, CAMBERLEY,
SURREY, GU15 2PP

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Hampshire
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- ▶ **RATES FREE FOR SMALL BUSINESSES * See further information**
- ▶ **2 Reserved Parking Spaces**
- ▶ **Only a Few Steps from a Public Car Park with Low Parking Charges (2 hours free)**
- ▶ **Door Entry System**
- ▶ **Passenger Lift**
- ▶ **Good Natural Light**
- ▶ **Air Conditioning/Heating Units**

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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:

Dolphin House is situated on a prominent corner position facing the busy Frimley Road (B3411). The M3 (Junction 4) is within approximately 1.5 miles from the property. This part of the Frimley Road has a good mix of shops, and Dolphin House is only steps away from a Public Car Park.

DESCRIPTION:

Dolphin House was built in the late 1980's and provides offices on the ground, first and second floors. The second floor offices benefit from air conditioning, fitted carpets, door entry phone system, double glazing, ladies/gents toilets, kitchen and parking for 2 cars. There is a public car park to the rear that offers 2 free hours parking and the potential for licenced parking spaces.

ACCOMMODATION:

1,187 ft² (110.27 m²)

RENT:

£20,179 per annum exclusive (this equates to £17 ft²).

BUSINESS RATES:

The premises have a Rateable Value of £12,000, which computes to around £5,988 rates payable for one year, ***HOWEVER**, if the premises are to be your only commercial property then you will qualify for a 100% rates relief under the provisions of the Small Business Rates Relief scheme.

SERVICE CHARGE:

£5,814.26

OTHER OUTGOINGS:

Buildings Insurance	-	£475
Water	-	£TBC

Electricity will be separately metered.

VAT:

All figures are exclusive of VAT. This building is liable for VAT on rent and other outgoing apart from rates.

LEASE TERMS

Available on new lease terms.

LEGAL COSTS

Each party to cover their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE

51-75

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75 | c

DIRECTIONS:

From Junction 4 of the M3, head south along the Blackwater Valley route (A331), take the first turning left signposted Frimley (A325). At the first roundabout turn left into Frimley Road (B3411). After approximately 1 mile, just before the railway bridge, turn right into Watchetts Road and the property is immediately on the right hand side.

VIEWING:

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

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