

# FIRST FLOOR OFFICES SET WITHIN A PLEASANT COURTYARD LOCATION



**TO LET**

**NEW TO THE MARKET**

672 ft<sup>2</sup> (62.43m<sup>2</sup>)

**£17.50 ft<sup>2</sup>**

**UNIT 2b STANHOPE GATE, STANHOPE ROAD,  
YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DW**

**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

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- ▶ **3 Reserved Parking Spaces**
- ▶ **Onsite Visitor Parking**
- ▶ **Double Glazed Windows and Doors**
- ▶ **Partitioned Meeting Room & Single Office**
- ▶ **Intruder Alarm System**
- ▶ **Suspended Ceilings with Inset LED Lighting**

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 approximately 1 mile from Junction 4 of the M3 and within walking distance of Blackwater Train Station, which is on the Reading-Redhill line (Including Guildford Station), and has dedicated trains running to Gatwick. The premises are within walking distance of Travel Lodge, Tescos, Marks & Spencers, Next Super Store and Costa Coffee as well as local shopping in Blackwater.

## DESCRIPTION

The first floor of this two-storey office building constructed approximately 15 years ago set within a pleasant landscaped courtyard. The building is of brick construction under a pitched steel insulated roof.



Archive Picture

## ACCOMMODATION

Floor areas calculated on a net useable basis in accordance with the RICS Code of Measuring for offices:

<b>Total</b>	<b>672 ft<sup>2</sup></b>	<b>62.4 m<sup>2</sup></b>
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## AMENITIES

- 3 reserved parking spaces
- Further on-site visitor parking
- Controlled security access gates to the development
- Inset LED lighting
- Suspended ceilings
- Toilet facilities
- Double-glazed sealed unit windows and doors
- Intruder alarm system
- Gas heating by radiators
- Walking distance to Blackwater railway station

**LEASE TERM** A new lease is available with length of term by agreement.

**RENT** An annual rent of £11,760 exclusive of all other outgoings, £17.50 ft<sup>2</sup>.

## SERVICE CHARGE

An annual service charge of £947.60 which includes garden maintenance, waste bins provided including both general rubbish and recycling, external window cleaning, litter picking, street lighting and the general repair and maintenance of the development and gates.

## VAT

Both the rent and service charge quoted excludes VAT which will be chargeable at the prevailing rate.

**BUSINESS RATES** The current rateable value of the property is £11,250 which equates to rates payable of approximately £5,613.75 for 2021/2022. **HOWEVER, IF THE PROPERTY IS TO BE YOUR ONLY BUSINESS PREMISES, THEN YOU WILL QUALIFY FOR A 100% BUSINESS RATES RELIEF AS THE CURRENT RATEABLE VALUE IS UNDER THE £12,000 SMALL BUSINESS RATES THRESHOLD.**

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

## ENERGY PERFORMANCE CERTIFICATE



## 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.

## VIEWING

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

David Savage  
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**REF**  
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