

**AIR CONDITIONED OPEN PLAN OFFICES WITHIN A  
TOWN CENTRE LOCATION WITH PRIVATE PARKING  
TO LET**                    **\*CURRENTLY BEING REFURBISHED\***  
**£18.00 ft<sup>2</sup>**



From around 1,000 – 7,500 ft<sup>2</sup>

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**ST GEORGES HOUSE, KNOLL ROAD, CAMBERLEY,  
SURREY, GU15 3SY**

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**7 Alexandra Road  
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Hampshire  
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- ▶ **Town Centre Location**
- ▶ **Door Entry Security System**
- ▶ **Modern Reception with Passenger Lift**
- ▶ **Full Air Conditioning to be fitted within refurbishment works**
- ▶ **Good Quality Toilet Facilities**
- ▶ **Private Car Park with Reserved Parking Spaces**

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

The property is situated in a prominent position in Knoll Road opposite Surrey Heath Borough Council's Offices, Camberley Theatre and a multi storey car park.

The main shopping high street, together with The Square and The Atrium shopping Centres' are home to many of the major retailers including Boots, Sainsburys, T.K. Maxx, Costas etc, and are within a short walk of St Georges House, as is Camberley's train station.

The M3 motorway at Junction 4 via the A30 is within a short drive as is the A31 joining the A3 at Guildford.

## DESCRIPTION

Open plan offices within a good quality and well managed office building, set in one of the best locations for offices within Camberley Town Centre. **The building is in the process of being refurbished with more information on application.**



## ACCOMMODATION (approximate floor areas):

First Floor	1,120 or 2,095 or 3,303 ft <sup>2</sup>
Second Floor	3,775 ft <sup>2</sup>
Third Floor	1,924 or 2,225 or 4,149 ft <sup>2</sup>

TBC parking spaces  
TBC parking spaces  
TBC parking spaces

## LEASE TERMS

Available on new lease terms with length of lease by agreement.

**RENT** A rent of £18.00 ft<sup>2</sup> per annum exclusive of all other outgoings.

## SERVICE CHARGE & BUILDINGS INSURANCE

To be advised.



Pictures show an office area on the third floor

**LEGAL COSTS** Each party to bear their own legal costs in the matter.

**BUSINESS RATES (Approximate Rates Payable per year)**

The rates payable vary slightly depending on which floor is taken, but approximately the rates payable are between £4.64 ft<sup>2</sup> to £5.20 ft<sup>2</sup> payable.

However, we advise that interested parties contact Surrey Heath Borough Council on 01276 707100 in order to confirm these figures.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

**D**

81 | D

### VIEWING

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

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**REF**  
18/016C - St Georges House