

DETACHED OFFICE BUILDING WITH AN EXCELLENT PARKING RATIO PLUS A SECURE YARD



TO LET

Office 900ft² (83.5m²) Yard area 1,280ft² (119m²)

3C HOUSE, 46 READING ROAD, YATELEY, GU46 7UH

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- ▶ **Detached Office Building Set within it's Own Plot**
- ▶ **8-10 Parking Spaces**
- ▶ **Enclosed side Yard with Storage Container and Portacabin Office Unit**
- ▶ **Premises within the 100% Business Rates Relief**

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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

Yateley is situated approximately 3.5 miles west of Camberley. The M3 motorway, Junctions 4 & 4a are both within a few miles, providing access to the M25 north, and both Heathrow and Gatwick Airports, and southbound to Basingstoke and Southampton. The Blackwater Valley Relief Road (A331) links to Guildford (A3) and Farnham/Alton (A31).

The premises are situated in the heart of Yateley village, off the Reading Road, which is the main vehicular access through the retail village centre and benefits from the local Camberley bus service with various stops located within the Reading Road.



Picture showing small yard area to the side of the building.

DESCRIPTION

The property comprises a detached two storey office premises principally of brick elevations under a pitched roof, within it’s own self-contained site, A concrete forecourt provides car parking for around 8-10 cars and an enclosed side yard area with a storage container and portacabin office unit.

The premises have individual office areas to both the ground and first floors, incorporating a kitchen area, WC’s and store. Internally the property has fluorescent lighting, carpeting and electric heating.

APPROXIMATE FLOOR AREAS

Ground Floor

Offices and Stores	454 ft ²	42.3m ²
Kitchen Lobby area	84 ft ²	7.8m ²

First Floor

Offices	359 ft ²	33.4 m ²
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Total	897ft²	83.5 m²
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***Please note that the office portacabin adds another circa 82 ft² and the external store a further circa 49 ft².**

Floor areas taken from a previous survey/valuation report.

LEASE AND RENT

The property is available on new lease terms with length of term by agreement at a rent of £24,000 pax.

VAT

We understand from our client that the building is not elected for VAT.



Picture shows the parking area to the side of the building

BUSINESS RATES

The rateable value for the premises is £9,600 which gives rates payable of £4,790.40, however, if the property is to be your only business premises, then you will benefit from a 100% rates relief under the Small Business Rates Relief Scheme. However, we always recommend that interested parties make their own enquiries directly to the rates department at Hart District Council on 01252 622122.

LEGAL COSTS

Each party is to be responsible for their own legal costs involved in this transaction.

ENERGY PERFORMANCE CERTIFICATE

Further information to be provided.

SITE PLAN



VIEWING

Strictly by appointment through the **Sole Agents:**

David Savage or Keith Harpley

Clare & Company

7 Alexandra Road

Farnborough

GU14 6BU

Tel: 01252 415900

Mobile: 07798 761028 or 07949 016459

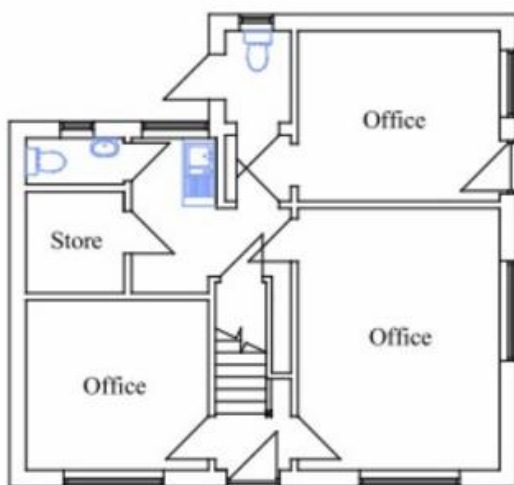
Email: ds@clareandcompany.co.uk or

keith@clareandcompany.co.uk

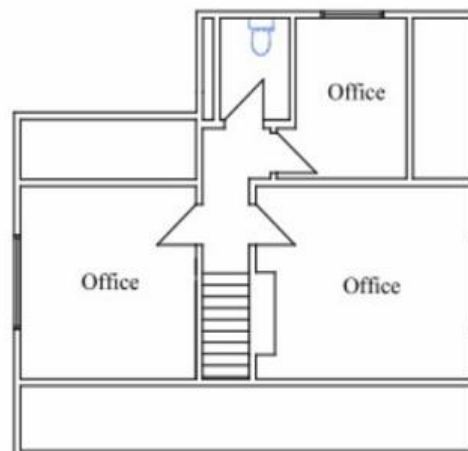
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22/003C

***Floorplans below for the building are not to scale.**



Ground Floor



First Floor