

AIR CONDITIONED OFFICES WITHIN A PROMINENT MODERN OFFICE BUILDING

TO LET

VIRTUAL INSPECTION AVAILABLE - FOLLOW LINK ON PAGE 4

1,982 - 4097 ft² (380.5 m²) **£15.00 ft²**

GROUND & FIRST FLOOR OFFICES AT **459** LONDON ROAD, CAMBERLEY, SURREY, GU15 3JA



- ▶ ***OFFICES NOW REFURBISHED***
- ▶ **Refurbished Reception/Break Out Area**
- ▶ **Door Entry System to Main Entrance Doors**
- ▶ **Cycling and Shower Facilities**
- ▶ **Air Conditioning and LED Lighting**
- ▶ **Shared Toilet Facilities on Each Floor**
- ▶ **10 Reserved Parking Spaces per floor within Secure Car Park**
- ▶ **Visitor Parking to Front of Property**

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

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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LOCATION

459 is situated on the south side of the A30 London Road, Camberley, about 1 mile west of the town centre and 1.5 miles north of the M3 motorway at junction 4. Both Blackwater train station (offering services to Gatwick Airport, Guildford and Reading), and Camberley station are within a short drive with services to London. For shopping, within walking distance is The Meadows out of town shopping centre, where retailers include Marks & Spencer, Tesco and Next combining a Costa Coffee House.

DESCRIPTION

459 (previously known as Marlin) was constructed in 2003/2004 and provides top quality "Grade A" Air Conditioned Office space with a refurbished reception hall (picture below) and a well specified interior including fully accessible raised floors, good quality carpet tiles, suspended ceilings incorporating LED lighting, glazed meeting room etc.



ACCOMMODATION:

Ground Floor Offices	2,115 ft ²	196.4 m ²	10 Reserved Parking Spaces - £31,725 pax
First Floor Offices	1,982 ft ²	184.1 m ²	10 Reserved Parking Spaces - £29,730 pax

LEASE TERMS

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

RENT

A rent of £15 ft². Please note that VAT is chargeable on the rent at the prevailing rate.

SERVICE CHARGE Approximately £6.79 ft² per annum plus VAT.



BUILDINGS INSURANCE Approximately £0.41 pence, per square foot, per annum plus VAT.

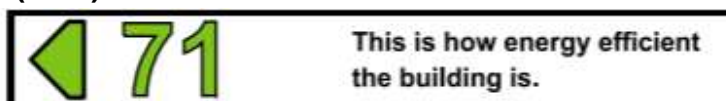
LEGAL COSTS Each party to bear their own legal costs in the matter.

BUSINESS RATES

Ground Floor, a rateable value of £27,750 giving approximate rates payable for the year March 2020/2021 of £13,847.25 **£6.34 ft²**.

First floor, a rateable value of £27,000 giving approximate rates payable for the year March 2021/2022 of £13,473 **£6.75 ft²**.

ENERGY PERFORMANCE CERTIFICATE (EPC)



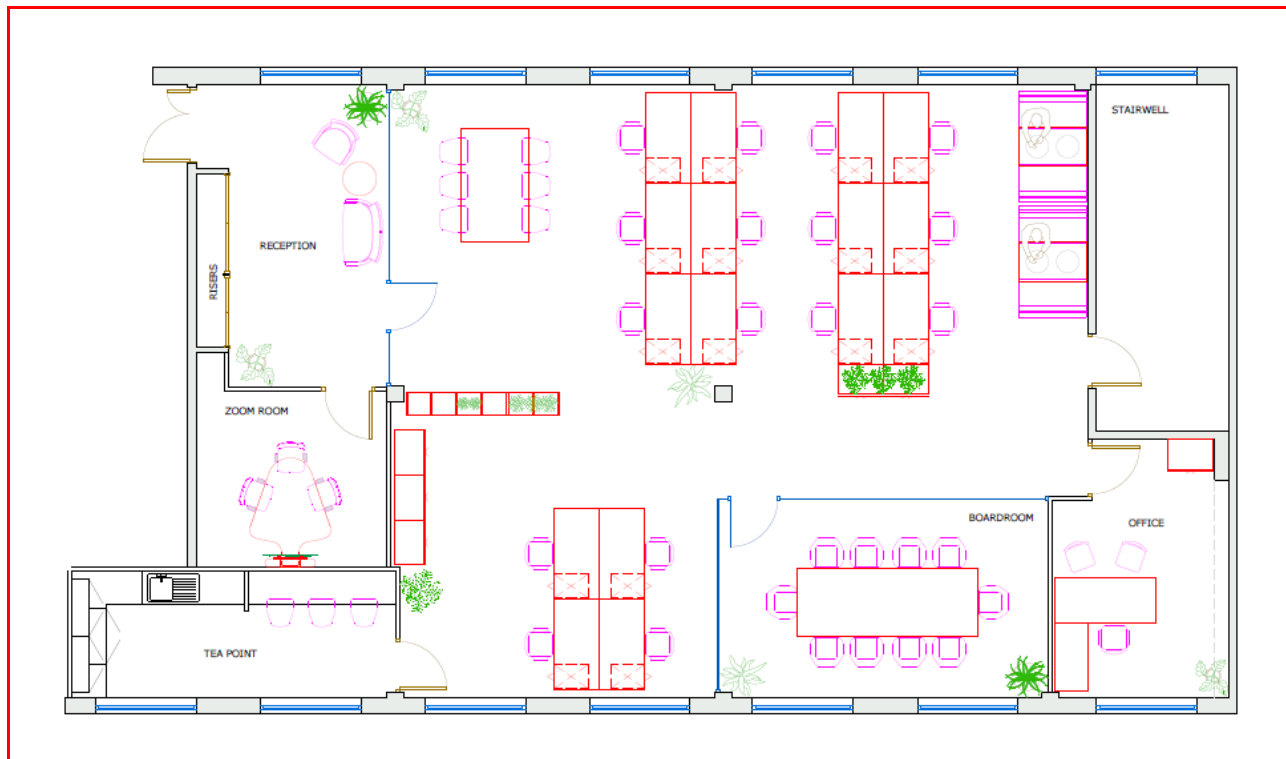


VIRTUAL INSPECTION FOLLOW THIS LINK FOR FIRST FLOOR
<https://my.matterport.com/show/?m=ztgrHuy5ASc>





An Indicative Furniture/Person Floor Layout below of the First Floor (not to scale):



VIEWING By appointment with the **Joint Sole Agents:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Tel: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

Keith Harpley
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Tel: 01252 415900
Mobile: 07949 016459
Email: keith@clareandcompany.co.uk

Josie Reeves
Curchod & Co
4 Priory Court
Tuscam Way
Camberley, GU15 3YX
Tel: 01276 682501
Mobile: 07825 182913
Email: jreeves@curchodandco.com

David Bowen
Curchod & Co
4 Priory Court
Tuscam Way
Camberley, GU15 3YX
Tel: 01276 682501
Mobile: 07836 544565
Email: dbowen@curchodandco.com

REF: 18/016C – **459** London Road, Camberley