

**3 x TWO STOREY OFFICE/HI-TECH BUILDINGS  
ON A GATED COURTYARD SCHEME  
TO LET      2,305 ft<sup>2</sup> - 6,915 ft<sup>2</sup>**

Each Unit Measures 2,305 ft<sup>2</sup> (214.14 m<sup>2</sup>) Over 2 Floors

**UNITS 10, 11 & 12 STANHOPE GATE, STANHOPE ROAD,  
YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DW**



- ▶ **8 Allocated Parking Spaces and a loading Area per Unit**
- ▶ **On-site Visitor Parking Spaces**
- ▶ **First Floor Open Plan Offices**
- ▶ **Storage/Workshop/Laboratory Space to the Ground Floor**
- ▶ **Electrically Operated Loading Doors**
- ▶ **Gas Heating by Radiators**
- ▶ **Intruder Alarm Systems**
- ▶ **Gated and Landscaped Courtyard Scheme**



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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

Stanhope Gate is situated on the Yorktown Business Park which is a short drive from Junction 4 of the M3 and within walking distance of Blackwater Train Station, serving Reading and Redhill including Farnborough and Guildford stations, and with a dedicated service to Gatwick.

The premises are conveniently placed within walking distance of Tescos, Next with it's built in Costas Coffee Lounge and Marks & Spencers as well as local shopping available in Blackwater.



## DESCRIPTION

Three Office/Hi-Tech Buildings constructed around 2005/2006 offering a modern company impressive and functional business space. The first floor has open plan offices, and the ground floor functional storage, light industrial, possible laboratory space, served by an electrically operated loading door. The units have male and female toilet facilities. The units can be combined if required in order to offer various unit sizes of 2,300 ft/4,600 ft and 6,900 ft.

Externally, the development has pleasant landscaped areas, plus the scheme is well secured by fencing, with the front entrance having both electric gates and security bollards. The estate also has its own private street lighting making the estate safe at night.

## ACCOMMODATION

The floor area for EACH unit is as follows, calculated on a Gross Internal basis:

|                               |                             |                            |
|-------------------------------|-----------------------------|----------------------------|
| Ground Floor Storage/Workshop | 1,158 ft <sup>2</sup>       | 107.6 m <sup>2</sup>       |
| First Floor Offices           | 1,147 ft <sup>2</sup>       | 106.6 m <sup>2</sup>       |
| <b>TOTAL</b>                  | <b>2,305 ft<sup>2</sup></b> | <b>214.2 m<sup>2</sup></b> |

## AMENITIES

- Open plan first floor offices
- Air conditioning to first floor offices
- 8 allocated parking spaces per unit
- On site visitor parking
- Security Gates and bollards to development
- Suspended ceilings with Inset LG3 lighting to the offices
- Male and female toilet facilities
- Double-glazed sealed unit windows
- Intruder alarm system to each unit
- Gas heating by radiators to ground floor areas
- Stores, light industrial, laboratory space to the ground floor with electric loading door
- DDA compliant
- Walking distance to Blackwater railway station

## Rear Elevation of Units



**LEASE** The units are available on new lease terms, with the length of lease by agreement, at a rent of £12.50 ft<sup>2</sup> plus VAT, which computes to £28,810 plus VAT, per annum, per unit.

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

**SERVICE CHARGE** An annual charge of £1.15 ft<sup>2</sup> which computes to £2,645 plus VAT, per unit, per annum. The service charge covers waste collection, landscaped gardens, litter picking, street lighting, external window cleaning once a quarter, general repairs to the external areas, gutter clearance, maintenance of the gates and bollards, pump station maintenance, occupier signage.

**BUSINESS RATES** Approximately £12,200 payable, per unit for March 2014/2015.



**Meeting Room (Unit 12)**



**Offices (Unit 10)**



### Ground Floor Stores (Unit 12)

**FLOORPLANS** Available on request.

### 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.

### EPC

Unit 10

**B** 26-50

◀ **45** This is how energy efficient the building is.

Unit 11

**B** 26-50

◀ **50** This is how energy efficient the building is.

Unit 12

**B** 26-50

◀ **48** This is how energy efficient the building is.

### VIEWING

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