

TWO STOREY OFFICE BUILDING

FOR SALE (**FREEHOLD**) OR TO LET

2,076 ft²

145 Frimley Road, Camberley, GU15 2PS



**7 Alexandra Road
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Land

- ▶ **Prominent Roadside Location**
- ▶ **Suspended Ceilings, recessed lighting**
- ▶ **Gas Central Heating via radiators**
- ▶ **8 Reserved Parking Spaces**
- ▶ **Opposite Co-op supermarket and Close to Local Shops**

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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

The property occupies a prominent location on Frimley Road, within easy travelling distance of both Camberley and Frimley Centre's, and with swift vehicular access to both the A30 London Road, and to the A331 Blackwater Valley Road, Junction 4 of the M3 is within a few miles. There are local shopping facilities in the immediate vicinity and a new Co-operative supermarket has recently opened opposite.

DESCRIPTION

The property comprises of an end of terrace office building being part of a block of four purpose built office units which we believe were constructed in the mid-1980s fronting the Frimley Road. There is landscaping to the front and a tarmac surfaced car park to the rear with 8 car parking spaces for each of the office buildings with vehicular access from Park Road.



The unit is self-contained and is set out over two floors fitted with carpeting, suspended ceilings, recessed lighting, central heating via radiators, various surface mounted electrical and computer points and cloakrooms (1 x male and 1 x female). There is various non-structural partitioning within each building with the potential to easily return to open plan accommodation throughout if required.

FLOOR AREAS

Ground Floor Offices	1,014 ft ²	(94.20 m ²)
First Floor Offices	1,062 ft ²	(98.66 m ²)
Total	2,076 ft²	(192.86 m²)



FOR SALE

The freehold interest is available to purchase for a figure of £475,000, the premises offer full vacant possession.

TO LET

The property is available to lease at a rent of £17.50 ft², which computes to £36,330 pax, available on new lease terms by agreement.

VAT

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

BUSINESS RATES

	145
Rateable Value	£33,250
Uniform Business Rates March (2023/4)	£49.9p/£
Rates payable (estimated)	£16,591

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with Surrey Heath Borough Council 01276 707100.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

51-75

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65 | c

VIEWING

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

Keith Harpley or David Savage

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Farnborough

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REF

21/038C