

# A TWO STOREY OFFICE/HI-TECH BUILDING ON A GATED COURTYARD SCHEME



**TO LET**      2,305 ft<sup>2</sup> (214 m<sup>2</sup>)

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**UNIT 8 STANHOPE GATE, STANHOPE ROAD,  
YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DW**

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- ▶ **8 Reserved Parking Spaces plus loading Area**
- ▶ **10 On-site Visitor and Peak Time Occupier Parking Spaces**
- ▶ **First Floor Open Plan Offices**
- ▶ **Ground Floor Storage/Workshop/Laboratory Space**
- ▶ **Electrically Operated Loading Door**
- ▶ **Gas Heating by Radiators**

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- ▶ Intruder Alarm System
- ▶ Gated and Landscaped Courtyard Scheme

## 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.



Occupier Sign Board



Access Road Looking Down to the Entrance



## DESCRIPTION

An Office/Hi-Tech Building constructed between 2005/2006 offering a modern company smart and functional business space. The first floor has open plan offices, and the ground floor storage, light industrial, laboratory space, served by an electrically operated loading door. The units have male and female toilet facilities.

Externally, the development has pleasant landscaped areas, plus the scheme is well secured by fencing, with the front entrance having electric gated access. The estate also has its own private street lighting, with all these fittings helping to make the estate a safe environment.



Rear Elevation (middle terrace) showing the loading door



Site Entrance

## ACCOMMODATION

The floor area of the unit is as follows, calculated on a Gross Internal basis:

Ground Floor Storage/Workshop	1,152 ft <sup>2</sup>	107 m <sup>2</sup>
First Floor Offices	1,153 ft <sup>2</sup>	107 m <sup>2</sup>
<b>TOTAL</b>	<b>2,305 ft<sup>2</sup></b>	<b>214 m<sup>2</sup></b>

## AMENITIES

- Open plan first floor offices
- 8 reserved parking spaces plus loading area
- On site visitor and peak time occupier parking
- Security Gates and bollards to development
- Suspended ceilings with Inset lighting to the offices
- Male and female toilet facilities
- Double-glazed sealed unit windows
- Intruder alarm system
- Gas heating by radiators
- Stores, light industrial, laboratory space to the ground floor with electric loading door
- Walking distance to Blackwater railway station

**LEASE** The unit is available on new lease, with the length of lease term by agreement, at a rent of £15.07 ft<sup>2</sup> plus VAT, which computes to £34,750 plus VAT, per annum.

**OCCUPATION** November 2023.

**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 (subject to annual review as and when required). The service charge covers waste collection provided within the two bin stores, 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, maintenance to the pump station, occupier signage etc.

**BUSINESS RATES** A rateable value of £34,750 which computes to approximately £17,340.25 payable, March 2023/2024 Uniform business rate, however, we understand that the government are subsidising business rates of rateable values of £51,000 and under to a figure of £600 payable for the year to March 2024. We always recommend interested parties confirm this information with Surrey Heath Borough Council.

## DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road A331, at the third set of traffic lights filter right and turn right into Stanhope Road, continue over the mini roundabout for approximately 600 yards and Stanhope Gate is located on your right hand side just before the vehicle width restrictors.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

**B** 26-50

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



**VIEWING** Strictly by appointment with the **Sole Agent**:

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