

MODERN A/C FIRST FLOOR OFFICES SET WITHIN A PLEASANT COURTYARD & LAKESIDE LOCATION

TO LET

1,215 ft² (112.9 m²)

£18.50 ft²

FIRST FLOOR, UNIT 6 LAKESIDE BUSINESS PARK, SWAN LANE, SANDHURST, GU47 9DN

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

T: 01252 415900

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

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- ▶ **6 Reserved Parking Spaces plus 1 shared visitor space with Grnd Flr**
- ▶ **Attractive Courtyard and Lakeside Development**
- ▶ **Double Glazed Windows and Doors**
- ▶ **Air Conditioning**
- ▶ **Suspended Ceilings with Inset Lighting and Raised Floors**

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LOCATION

Lakeside Business Park is an attractive courtyard office scheme offering businesses peaceful yet conveniently located office space with good parking facilities.

Access to Junction 4 of the M3 is approximately 10-15 minutes drive away, and Sandhurst Halt station is around a 10-12 minute walk away which is located on the Guildford to Reading line.

Sandhurst shopping centre within walking distance offers a diverse mix of retail uses including major names such as Co-op, Greggs, Tesco Express, Dominos etc, but also many small retail businesses/retailers covering a good number of uses such as the tenant company with decorating supplies, further down the road and opposite pet shops, a large family DIY Hardware shop, hairdressers, chip shop etc.



DESCRIPTION

A modern two storey office building constructed around 20 years ago, offering open plan accommodation, however, current the space has several partitioned offices that could be useful to an incoming tenant, or removed, or part removed if required, the suite also has it's own kitchenette. The offices are approached via the entrance hall which is shared only with a ground floor tenant. On the first floor landing there are gents toilet facilities and a ladies/DDA

compliant toilet on the ground floor, these toilets are shared between the two tenants within the building. The office suite benefits from Air Conditioning.

ACCOMMODATION

Approximate net useable area:

1,215 ft² (112.9 m²)

AMENITIES

- 6 reserved parking spaces
- One further parking space shared with the ground floor tenant
- Estate access by a pleasant private road
- Views over lake
- Suspended ceilings with inset lighting
- Raised access floors
- Toilet facilities
- Double-glazed sealed unit windows and doors
- Air conditioning
- Walking distance to Sandhurst Shops and Sandhurst Halt Railway Station

LEASE TERM A new lease is available with length of term by agreement.

RENT An annual rent of £22,500 exclusive of all other outgoings which computes to approximately £18.50 ft².

FREEHOLD Our client may consider a freehold sale with further information on application.

SERVICE CHARGE & BUILDINGS INSURANCE

An annual service charge of £2,450 plus VAT which includes buildings insurance premium, garden maintenance, waste disposal, general maintenance, street lighting, external window and gutter cleaning, street lighting and the general repair and maintenance of the development and barriers.

Internally, cleaning, intruder/fire alarm annual contract, fire-fighting equipment service and utility bills are split evenly with the ground floor tenant.

VAT

Both the rent and service charge quoted excludes VAT which will be chargeable at the prevailing rate.

BUSINESS RATES The current rateable value of the property is £18,000 which equates to rates payable of approximately £8,820 for 2023/2024.

LEGAL COSTS Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

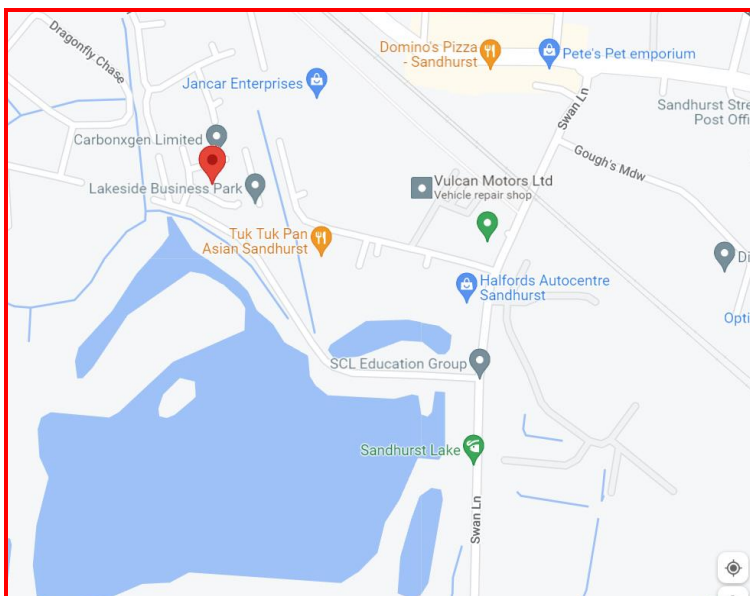
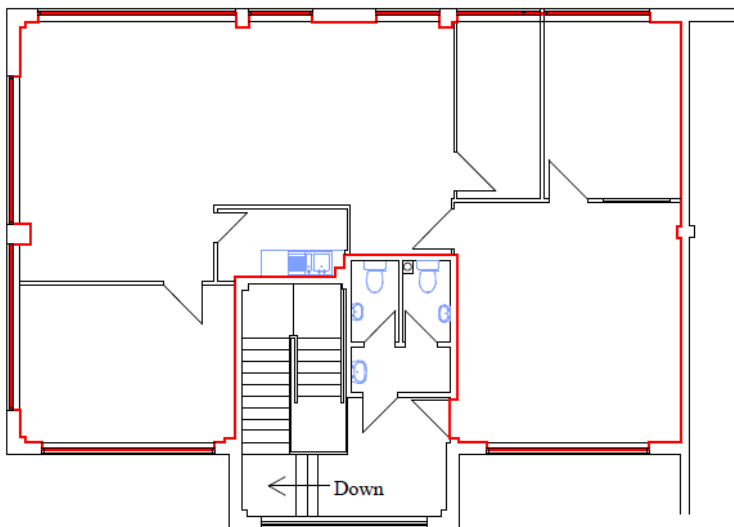
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Floorplan not to scale – Please note that the internal partitions are demountable and can be moved or removed if required.

First Floor Unit 6



DIRECTIONS

From Yorktown Road roundabout with Swan Lane, proceed into Swan Lane, and Lakeside Business Park is the third turning on the right of the road.

VIEWING

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

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

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

REF: 22/018C