

GROUND FLOOR OFFICE SUITE

TO LET

648 ft² (60.2 m²)

£18 ft²

SUITE 1A, DOLPHIN HOUSE, 103 FRIMLEY ROAD, CAMBERLEY, SURREY, GU15 2PP

**7 Alexandra Road
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- ▶ **2 Allocated Parking Spaces**
- ▶ **Only a Few Steps from a Public Car Park with Low Parking Charges (30 minutes free)**
- ▶ **Door Entry System**
- ▶ **Good Natural Light**
- ▶ **Air Cooling and Wall Mounted Heating Units**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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:

Dolphin House is situated on a prominent corner position facing the busy Frimley Road (B3411). The M3 (Junction 4) is within approximately 1.5 miles from the property. This part of the Frimley Road has a good mix of shops, and Dolphin House is only steps away from a Public Car Park.

DESCRIPTION:

Dolphin House was built in the late 1980's and provides offices on the ground, first and second floors. The ground floor offices benefit from electric heating, air cooling, fitted carpets, LED lighting, door entry phone system, double glazing, shared ladies/gents toilets, kitchen and parking for 2 cars. There is a public car park to the rear that offers 30 minutes free parking.



ACCOMMODATION:

60.2 m² (648 ft²)

RENT:

£11,664 per annum exclusive (this equates to £18.00 ft²).

BUSINESS RATES:

The current rateable value is £12,000 which computes to around £5,880 rates payable for one year, **however, if the property is to be your only business premises, then the office will receive 100% discounted business rates.**

SERVICE CHARGE:

Approximately £5.00 ft² per annum, but exact figure to be confirmed.

OTHER OUTGOINGS:

Buildings Insurance - £300 per annum (estimated)

Water - £TBC

Electricity will be separately metered.

VAT:

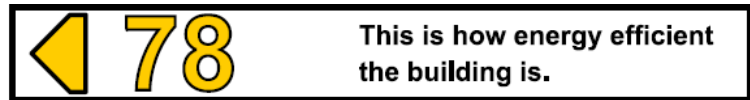
All figures are exclusive of VAT. This building is liable for VAT on rent and other outgoings apart from rates.

LEASE TERMS

A new lease is available on a fully repairing and insuring basis with length of term by agreement.

LEGAL COSTS

Each party to cover their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE**DIRECTIONS:**

From Junction 4 of the M3, head south along the Blackwater Valley route (A331), take the first turning left signposted Frimley (A325). At the first roundabout turn left into Frimley Road (B3411). After approximately 1 mile, just before the railway bridge, turn right into Watchetts Road and the property is immediately on the right hand side.

VIEWING:

Strictly by appointment with:

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