

GROUND FLOOR OFFICES SET WITHIN A PLEASANT COURTYARD LOCATION

TO LET ***REFURBISHED & READY FOR OCCUPATION**

666 ft² (61.92 m²)

£18 ft²



**UNIT 2a STANHOPE GATE, STANHOPE ROAD,
YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DW**

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

T: 01252 415900

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

Advice and Expertise on the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land



- ▶ **3 Reserved Parking Spaces**
- ▶ **3 Onsite Visitor Parking Spaces and 7 Occupier Overage Spaces**
- ▶ **Double Glazed Windows and Doors**
- ▶ **Intruder Alarm System**
- ▶ **Suspended Ceilings with Inset LED Lighting**

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

Stanhope Gate is situated on the Yorktown Business Park approximately 1 mile from Junction 4 of the M3 and within walking distance of Blackwater Train Station, which is on the Reading-Redhill line (Including Guildford Station), and has dedicated trains running to Gatwick (Gatwick Express). The premises are within walking distance of Tescos, Marks & Spencers, Next Super Store and Costa Coffee as well as local shopping in Blackwater.



DESCRIPTION

The ground floor of this two-storey office building constructed approximately 18 years ago set within a pleasant landscaped courtyard. The building is of brick construction under a pitched steel insulated roof. The offices are finished with suspended ceiling with inset LED lighting, new floor coverings, window blinds, kitchenette facility, toilet located in the entrance hall.

LEASE TERMS New lease terms by agreement.

RENT An annual rent of £12,000 plus VAT exclusive of all other outgoings, £18 ft².

AMENITIES

- 3 reserved parking spaces
- Further on-site visitor parking and occupier parking
- Controlled access gates to the development
- LED lighting
- Suspended ceilings
- Own Toilet and Kitchen Facility
- Double-glazed sealed unit windows and doors
- Intruder alarm system
- Gas heating by radiators
- Walking distance to Blackwater railway station



SERVICE CHARGE (ESTATE)

An annual estate service charge of £947.60 plus VAT which includes garden maintenance, waste bins provided including both general rubbish and recycling, external window cleaning, litter picking, street lighting and the general repair and maintenance of the development and electrically operated access gates.

BUSINESS RATES The current rateable value of the property is £13,500 which equates to rates payable of approximately £6,615 for 2023/2024, **however, if the property is to be your only business premises, then you will qualify for the “small business rates relief” which will mean that the rates payable should be discounted down to £3,368.25, ie 50% of the normal rates payable.... However, we recommend that interested parties check this information with the business rates department at Surrey Heath Borough Council on 01276 707100.**

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

ENERGY PERFORMANCE CERTIFICATE

26-50

B

48 | B

DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road (A331), 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 hand side just before the width restrictors.

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

15/006C