

GROUND FLOOR OFFICE SUITE

TO LET

648 ft² (60.2 m²)

£15 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**

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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:

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:

£9,750 per annum exclusive (this equates to £15.04 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.

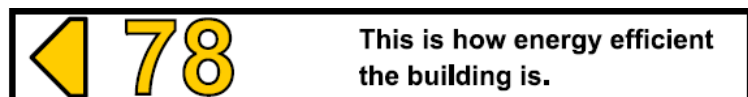
LEASE TERMS

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 righthand side.

VIEWING:

Strictly by appointment with:

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