

**FIRST FLOOR OFFICE SUITE IN A MODERN
BUILDING WITH PARKING
TO LET**

£18 ft²

Suite 4 – 313 ft² (29.08 – 29 m²)

**SANDHURST HOUSE, 297 YORKTOWN ROAD
SANDHURST, GU47 0QA**



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- ▶ **Private Car Park - 1 Reserved Parking Space**
- ▶ **Door Entry System**
- ▶ **Separately Metered Electric Supply**
- ▶ **Walking Distance to Local Shops including a Waitrose**

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LOCATION

Sandhurst House is located on the Yorktown Road (College Town end) which is situated North West of Camberley Town Centre. Sandhurst has a good mixture of shops within walking distance including Aldi, Next, Costas and The Meadows shopping centre the latter occupied by Marks & Spencers and Tesco. Junction 4 of the M3 is within a short drive as is Blackwater Train Station, which is on the Reading-Redhill line, and has dedicated trains running to Gatwick.

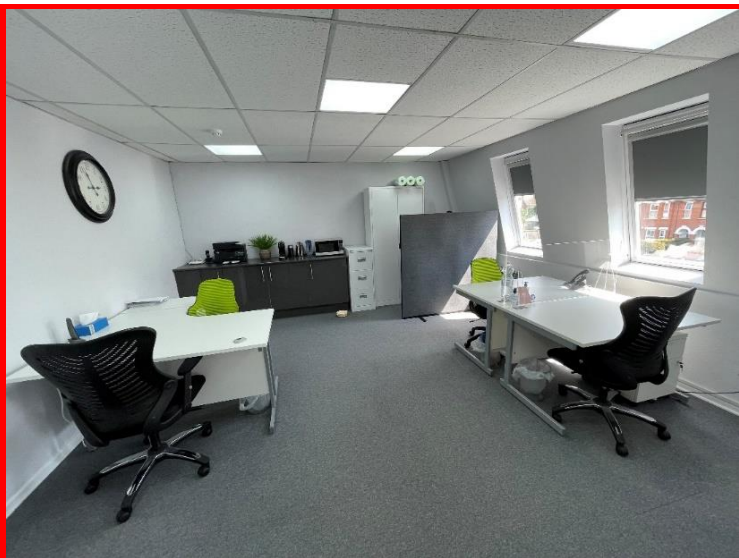
DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road straight over The Meadows roundabout, towards Bracknell, after the first set of traffic lights filter into the right hand lane, and turn right at the traffic lights, at the roundabout turn left into Yorktown Road, Sandhurst House comes up after approximately 1 mile on the right hand side.



Reception Area

Below a picture of Suite 7 one of the other suites within the building (a picture of Suite 4 to follow).



DESCRIPTION

A modern two-storey detached office building with a private car park. Suite 4 is available to lease on new terms to be agreed, these suites are located on the first floor to the rear of the building.

AMENITIES

- Serviced toilet and kitchen facilities
- Double-glazed sealed unit windows
- Door entry system
- Suspended ceilings with inset LED lighting
- One reserved parking space

Suite No.	Size (ft ²)	Description	Rent	Service Charge pa
4	313	First Floor Rear	£18.00 sq ft. An annual rent of £5,400 exclusive of all other outgoings £450 pcm.	£1,895 approx

Service Charge

The service charge for the suite is £1,895 pa which includes most outgoings with the exception of water and Buildings Insurance. The tenant will also have to arrange their own contents insurance and all installation and ongoing costs involved with telephone and data charges.

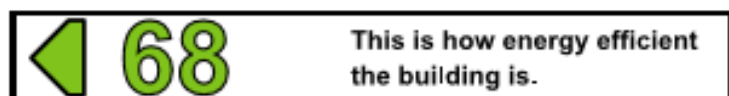
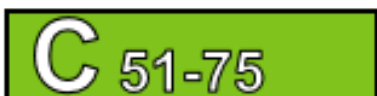
Business rates are excluded from the rent, however, the business rates are below the Small Business Rates Relief threshold, so as long as it is your only business premises, then 100% rates relief will apply.

All figures are exclusive of VAT which will be chargeable at the prevailing rate on all outgoings.

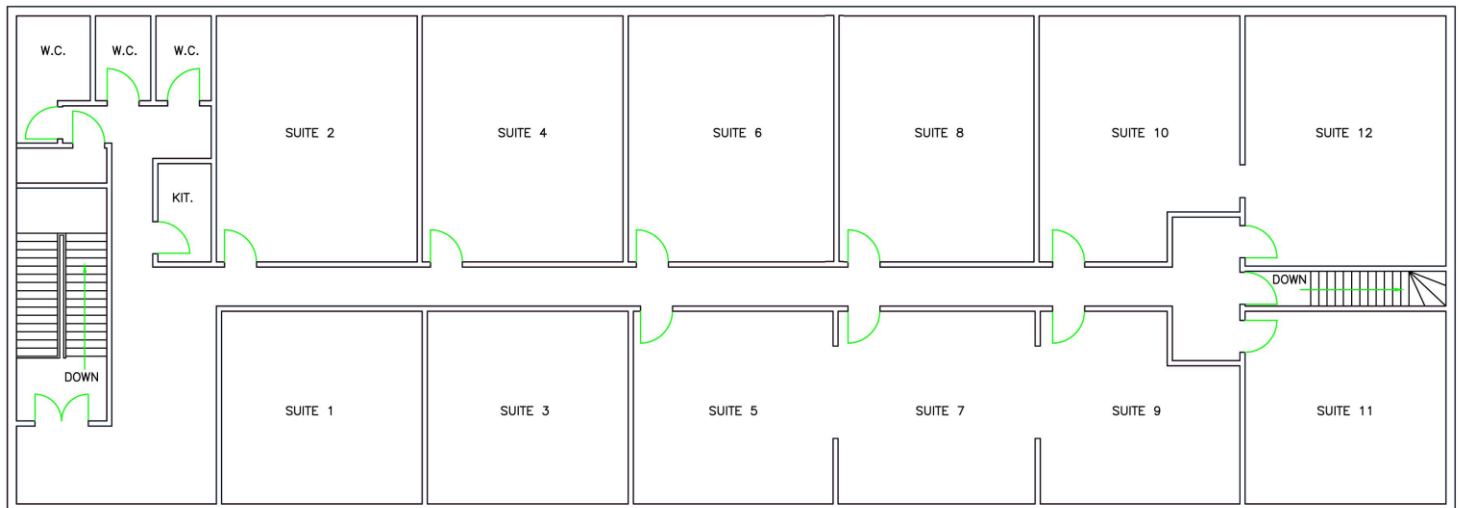
LEASE TERMS

The office suite available on new lease terms with length of term by agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOOR LAYOUT (not to scale)



VIEWING

Strictly by appointment with the agent:

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18/016C – Suite 4