

OFFICES

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CAMBERLEY
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CHARTERED SURVEYORS
COMMERCIAL PROPERTY
CONSULTANTS

Quatro House, Lyon Way,
Frimley, Camberley, GU16 7ER

Offices also in Winchester

TO LET



467 sq ft (43.38 sq m)

- ~ Central Camberley Location
- ~ Proximity to all town centre amenities
- ~ Near to The Atrium - NEXT, Laura Ashley etc.
- ~ 1024 parking spaces in town
- ~ **GREAT VALUE. FLEXIBLE TERMS.**

Acquisition
Disposal
Rent Review
Lease Renewal
Valuation
Rating
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Development

LOCATION

Camberley is an established commercial centre with a population of approximately 75,000. The town is characterised by a wealthy catchment population with car and home ownership being significantly above national averages (CACI). Nearby The Mall Camberley comprises approximately 360,000 sq ft of retail space anchored by Army & Navy.

The landmark development of The Atrium, has transformed the appearance of the area in recent years.

DESCRIPTION

The property is arranged on first floor and comprises a self-contained office with private entrance off Park Street.

The office is well lit and well-proportioned, and offers three rooms plus kitchen and WC.

AREA

The following area has been calculated on a net internal basis from measurements taken on site in accordance with the RICS Code of Measuring Practice.

Net First Floor Office Accommodation	43.38 sq m	467 sq ft
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TERMS

The unit is available with vacant possession by way of a new, effectively full repairing and insuring lease for a term to be agreed. Please call for details.

A rent is sought in the region of £5,900 per annum exclusive of VAT.

RATES

We note by reference to the Valuation Office website, that the property has a Rateable Value of £5,200. The rates payable for the year April 2014-March 2015 will be approximately £2,506. Interested parties should make their own enquiries with the Local Authority to verify these figures prior to entering into a commitment to lease.

LEGAL COSTS - Each party is to be responsible for their legal costs incurred in the transaction.

VIEWING - Viewings strictly by prior arrangement with the sole agent please:

Steven Collins Dip.Val MRICS
email: sc@collinsjarvis.co.uk
01276 804488



Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.