

TO LET

Offices

From 1,942 sq ft (180.42 sq m)
to 4,083 sq ft (379.32 sq m)



145/147 Frimley Road,
Camberley
Surrey
GU15 2PS

LOCATION

The subject property occupies a prominent location on Frimley Road, within easy travelling distance of both Camberley and Frimley centres, and with swift vehicular access to both the A30 London Road, and to the A331 Blackwater Valley Road Junction 4 of the M3 is within a few miles. There are local shopping facilities in the immediate vicinity.

DESCRIPTION

145/147 Frimley Road provides modern, attractive floor space in a prominent location on Frimley Road, and with the benefit of 8 private parking spaces in the rear car park for each office i.e 16 in total, to which there is an additional rear pedestrian access. The building offers open plan floor space to the first floor, with some partitioned office areas to the ground floor, and includes Male & Female WCs and kitchenette provision. The suite is generally well presented throughout, with the benefit of air-conditioning, compartment trunking, carpeting Etc. As such, this building offers a rare opportunity to acquire a modern, self-contained office building, in an accessible and prominent location.

AMENITIES

- Prominent location
- Cat 5 Cabling
- Double Glazed Windows
- Air Conditioning
(Apart from Ground floor of 147)
- Gas Central Heating
- Close to Local Shops



147

FLOOR AREAS

147	1942 sq ft	180.42 sq m
145	2,141 sq ft	198.90 sq m
Both Combined	4,083 sq ft	379.32 sq m



145

RENT/TERMS

147 - £28,000 per annum exclusive.

145 - £31,000 per annum exclusive

Both Offices - £59,000 per annum exclusive

A new lease is available on a fully repairing and insuring basis for a term of 2 or 3 years, if 3 years there would be a mutual break after 2 years. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954 part ii sections 24-28 (as amended).

EPC

The properties have Energy Performance Ratings as follows -

145 - D 79 147 - D 93

RATES

145 Rateable value £21,000

Uniform Business Rate (2017/18) 46.6p/£

Rates Payable (estimated) £9,786

145 Rateable value £20,500

Uniform Business Rate (2017/18) 46.6p/£

Rates Payable (estimated) £9,786

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the Joint agents:

Keith Harpley

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