GROUND FLOOR OFFICE SUITE

TO LET

648 ft² (60.2 m²) **£18 ft²**

SUITE 1A, DOLPHIN HOUSE, 103 FRIMLEY ROAD, CAMBERLEY, SURREY, GU15 2PP



Archive Picture

- **1 Allocated Parking Space**
- **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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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 1 car. There is a public car park to the rear that offers 30 minutes free parking.


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ACCOMMODATION:

60.2 m² (648 ft²)

RENT:
£11,664 per annum exclusive (this equates to £18 ft²).

BUSINESS RATES:
The current rateable value is £12,000 which computes to around £5,184 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**.



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SERVICE CHARGE:
Approximately £5.00 ft² per annum, but exact figure to be confirmed.

OTHER OUTGOINGS:

Buildings Insurance	-	To be confirmed
Water	-	To be confirmed

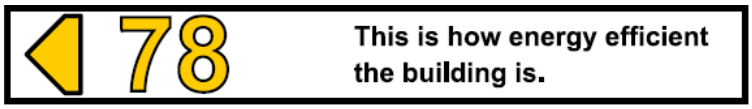
VAT:
All figures are exclusive of VAT. This building is liable for VAT on rent and other outgoings apart from rates.

LEASE TERMS
A new lease is available on a new lease 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**:**

David Savage
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