FIRST FLOOR OFFICE SUITES IN A MODERN BUILDING WITH PARKING

TO LET

£18 ft²

Suites 6 & 11 – 315 & 244 sq ft

SANDHURST HOUSE, 297 YORKTOWN ROAD SANDHURST, GU47 0QA



Archive Picture

- **Private Car Park - 1 Reserved Parking Space per Suite**
- **24 Hour Access & Door Entry System**
- **Separately Metered Electric Supply**
- **Walking Distance to Local Shops including a Waitrose**
- **LED Lighting**

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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 (Archive Picture)

Below a picture of Suite 7 one of the similar suites within the building (Archive Picture).



DESCRIPTION

A modern two-storey detached office building with a private car park. The suites are available to lease on new terms to be agreed, Suites 3 & 9 on the first floor and benefits from good natural light. Each suite has one allocated parking space, with additional visitor parking available within the on-site car park and on nearby roads. Shared kitchen and WC facilities are provided for the use of first-floor occupiers. Suite 9 also benefits from air conditioning.

AMENITIES

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

Suite No.	Size (ft²)	Description	Rent	Service Charge pa
6	315	First Floor Rear	£18.00 sq ft. An annual rent of £5,670 exclusive of all other outgoings £472.50 pcm.	£2,350.46
11	244	First Floor Front	£18.00 sq ft. An annual rent of £4,392 exclusive of all other outgoings £366 pcm.	£1,820.24 approx

Service Charge

The service charge for the suites 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 if the suites are taken individually, 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.

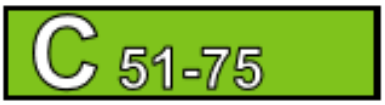
LEASE TERMS

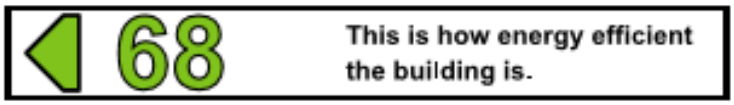
The office suites are available on new lease terms with length of term by agreement.

VAT

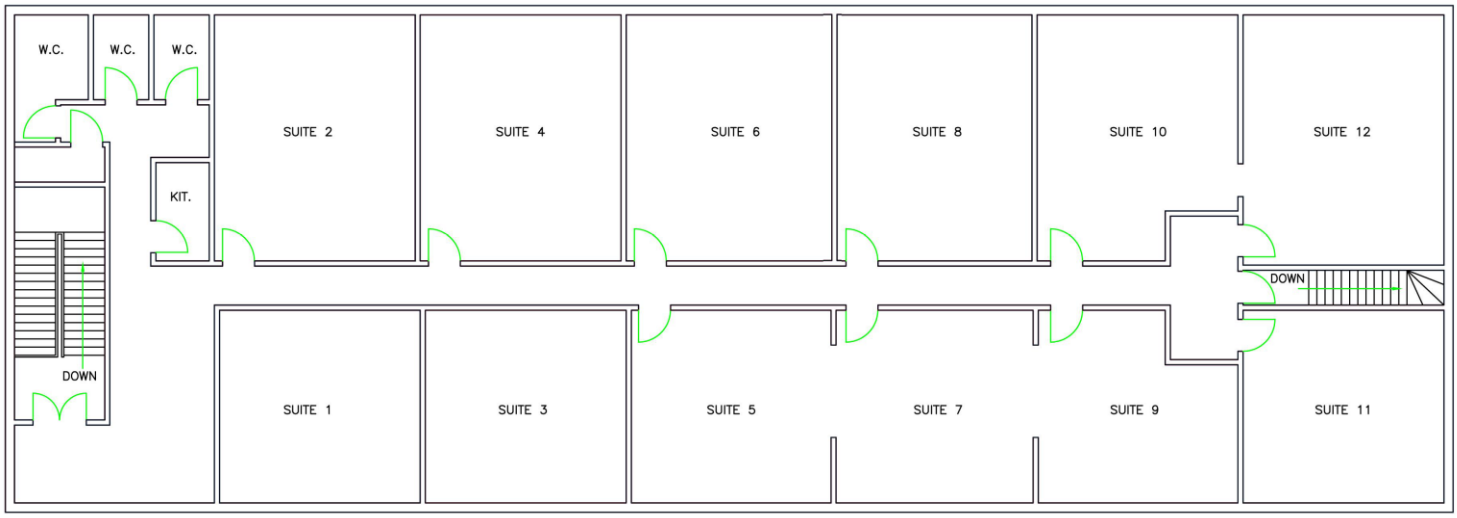
Prices are quoted exclusive of VAT which is chargeable.

ENERGY PERFORMANCE CERTIFICATE (EPC)





FLOOR LAYOUT (not to scale)



VIEWING

Strictly by appointment with the agent:

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REF

18/016C – Suites 6 & 11