Office

TO LET / FOR SALE

CURCHOD&CO

8 Lakeside Business Park

Sandhurst, GU47 9DN

High tech/storage/workshop/office

2,665 sq ft

(247.59 sq m)

- Self contained
- Suitable for a variety of uses
- Air conditioned throughout
- EV charging point fitted
- 3-4 designated parking bay plus ample shared parking
- LED lighting
- Attractive lakeside setting
- Good natural light

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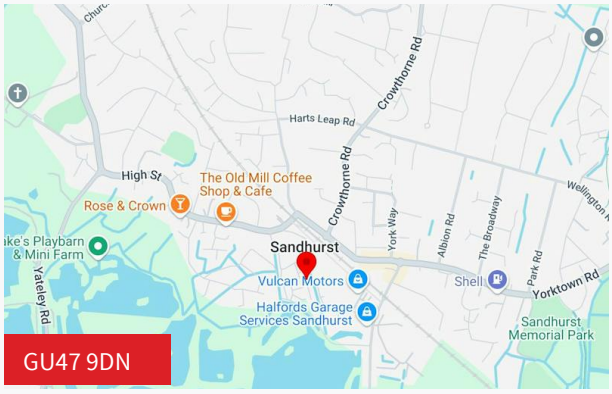
Summary

Available Size	2,665 sq ft
Rent	£28,500 per annum
Price	Price on application
Rates Payable	£14,148 per annum
Rateable Value	£32,750
Service Charge	On application
EPC Rating	Upon enquiry



Description

The Lakeside Business Park provides a modern development with a mix of industrial, high tech and conventional office properties all of brick construction in a pleasant lakeside setting. The subject property is a semidetached self-contained unit with accommodation over 2 floors. There is a roller shutter door at the front of the unit, with double loading doors directly behind this, leading into the main ground floor space. To the side of the loading door is a pedestrian door leading into a reception area. Stairs to the first floor offices / additional storage rooms are situated at the rear of the ground floor. The unit benefits from LED lighting throughout, AC for cooling , heating via gas fired radiators, 3 allocated parking spaces, plus a disabled access space directly to the front of the unit (with a further 12 shared spaces very close by) and an EV charging point. There are double glazed windows along the side of the unit at both ground and first floor, so the unit further benefits from natural light.

Location

Lakeside Business Park is situated off Swan Lane, approximately three miles from Junction 4 of the M3 motorway. The M4 Junction 11 is within nine miles to the north.

Sandhurst village centre is within walking distance and offers a wide range of shops including both a Co-op and Tesco Express. Beyond the shops is Sandhurst railway station with services to London Paddington and direct services to Reading and Guildford.

The Meadows shopping centre (M&S, Tesco and Next) is within a short drive as is Camberley town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop/storage	1,318	122.45
1st - Office	1,347	125.14
Total	**2,665**	**247.59**

Terms

The property is available by way of a new lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 15/10/2026

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