Office

TO LET

CURCHOD&CO

Anchor House (First Floor)

50 High Street, Bagshot, GU19 5AW

First floor office

681 sq ft

(63.27 sq m)

- 2 on site parking spaces
- Excellent access to Junction 3 of the M3
- Close to numerous amenities
- Suspended ceilings
- Air conditioning
- Heat reclaim ventilation
- LED Lighting
- Kitchen

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Summary

Available Size	681 sq ft
Rent	£16,000 per annum
Rates Payable	£4,940 per annum Based on this rateable value the office should qualify for 100% exemption under the small business rates relief scheme provided it is the sole business premise
Rateable Value	£9,900
EPC Rating	C (64)

Description

Anchor house is a very well presented office building, providing office accommodation across two floors. The available office is situated on the ground floor with direct access off both the High Street and the car park to the rear of the building. It benefits from excellent natural light, heating and cooling air conditioning and heat reclaim ventilation.

The suite is open plan and benefits from its own small kitchen.

Location

Situated in a prominent position within the heart of Bagshot village, Anchor House is very well located for access to the motorway network with Junction 3 of the M3 motorway being within a mile of the property, and the M25 less than 8 miles drive.

The local amenities of Bagshot are on the doorstep and the local railway station is just a short walk away.

Terms

The office is available by way of a internal repairing and insuring lease for a term to be agreed. The rent is exclusive of all outgoings.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful 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)
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