FIRST FLOOR OFFICES (TYPE CLASS E) WITH PARKING IN A PROMINENT LOCATION

TO LET *Rent Reduction – Now £1,250 PCM

824 ft^2 (76.5 m^2) **IDEAL FOR CLINIC & SIMILAR USES**

143b FRIMLEY ROAD, CAMBERLEY, SURREY, GU15 2PS



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- **3 Reserved Parking Spaces within Rear Private Car Park**
- **A Short Walk from Watchetts Road Public Car Park** (low parking charges 30 minutes free)
- **Door Entry System**
- **Good Natural Light and Separate Offices and Meeting Room**
- **Gas Heating by Radiators and Double Glazing**
- **Separate Kitchen and Two Toilets**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION:
The premises are ona 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 Watchetts Public Car Park is only a short walk away.

DESCRIPTION:
The premises are above a hairdressers shop who have been in situation for many years. The offices have been leased by a local firm of solicitors who have now found that this office is surplus to their requirements. The offices have 3 separated offices all of good size, a separate meeting room, a separate kitchen, a reception/visitor seating hallway and two toilets. The property has gas heating by radiators and double glazed windows. There is parking for 3 cars to the rear private car park .



ACCOMMODATION:

824 ft² (76.5 m²) including the inner reception/entrance hallway.

RENT:
£15,000 per annum exclusive of all other outgoings (this equates to £18.20 ft²).

BUSINESS RATES:
The rateable value for the property is £8,600, this will mean that if the property is to be your only business premises, then you will be entitled to 100% rates relief.





Buildings Insurance - Approximately £315 for the current year.

VAT:
We understand from our client that the premises are not elected for VAT, so VAT will not be chargeable.

LEASE TERMS
Available on new lease terms with length of lease 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 crossing over the mini roundabout, the subject property will be found on your right hand side after approximately 100 yards.

VIEWING:
Strictly by appointment with the agent:

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