

FIRST FLOOR OFFICES – NOW FULLY REFURBISHED

TO LET

1,603 ft² (148.9 m²)

**CONNAUGHT HOUSE, 22-24 GUILDFORD ROAD, BAGSHOT,
SURREY GU19 5JN**

RENT £12.50 FT²



- ▶ **Parking for 7 Vehicles**
- ▶ **Close to Junction 3 of the M3 Motorway**
- ▶ **Short Walk from Bagshot Train Station and the Village Centre**
- ▶ **Computer Cabling**
- ▶ **Kitchen**



commercial property consultants

**187 Lynchford Road
Farnborough
Hampshire
GU14 6HD**

**T: 01252 415900
F: 0845 5002623**

Offices also at:
St Georges Yard, Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on
the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

**Valuations for Loans and
Taxation Purposes**

Investments

Land

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

Connaught House is situated on the south side of Guildford Road, Bagshot, close to the junction with Bagshot Green.

This is an exceptionally accessible location, just ¼ mile from Bagshot train station and a short drive from junction 3 of the M3 motorway.



DESCRIPTION

The available accommodation comprises a modern, first floor office suite, having a total floor area of approximately 1,603 ft² (148.9 m²). There are seven on site car spaces.

The offices are self contained, with their own front door leading to a wide staircase up to first floor level.

Internally, the accommodation will be fully refurbished to include new ceiling tiles, decoration and carpeting.

Seven car spaces are available in the private car park adjacent.



ACCOMMODATION

Floor areas calculated on a net useable basis:

First Floor	148.9 m ²	1,603 ft ²
-------------	----------------------	-----------------------

LEASE Available on new flexible lease terms with a length of lease by agreement.

RENT £20,038 per annum, exclusive of business rates, VAT, and all other outgoings.

LEGAL COSTS Each party to be responsible for their own legal cost

SERVICE CHARGE An annual service charge of approximately £500 plus VAT, which covers maintenance of the gardens and external parts.

BUILDINGS INSURANCE An annual apportionment of approximately £615 plus VAT.

BUSINESS RATES We understand the rateable value of the first floor is £19,250 with rates payable of £11,333 for 2010/2011

VIEWING

Strictly by appointment with the **Joint Sole Agents:**

David Savage
Clare & Company
187 Lynchford Road
Farnborough
GU14 6HD

Keith Harpley
London Clancy
6 Minster Court
Camberley
GU15 3YY

Telephone: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk

Telephone: 01276 682055

Fax: 01276 675125

Email: keithharpley@londonclancy.co.uk

REF

09/062C