

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**



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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 m² 1,603 ft²

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 £620 plus VAT.

BUSINESS RATES We understand the rateable value of the first floor is £19,250 with rates payable of £11,074 for 2010/2011

VIEWING

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

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