

REFURBISHED GROUND FLOOR SELF CONTAINED OFFICE SUITE

TO LET

2,035 ft² (189.1 m²)

GROUND FLOOR, KNIGHTWAY HOUSE, PARK STREET, BAGSHOT, SURREY GU19 5HD

FIRST 18 MONTHS RENT DISCOUNTED TO £6.25 FT²



- ▶ **6/7 Allocated Parking Spaces**
- ▶ **Refurbished Open Plan Accommodation**
- ▶ **1 mile from Junction 3 of the M3**



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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

Bagshot benefits from excellent road and rail communications, being only 1 mile from Junction 3 of the M3 serving London, the M25 to the east and Basingstoke/Southampton to the south.

The A332 dual carriageway is within half a mile, which gives access to Bracknell and the A329M to Reading and Junction 10 of the M4. Bagshot railway station is a quarter of a mile to the East with direct links to London-Waterloo.

DESCRIPTION

Knightway House is a purpose-built detached office building set over three floors. The first and second floors are let to ZincOx Resources Plc and Nagravision Limited. The entrance vestibule, landings, stairs and toilet facilities are shared between the three floors although the Ground Floor suite has its own toilet and kitchenette.

AMENITIES

- Refurbished open plan accommodation
- 6/7 allocated parking spaces
- Category II lighting
- Gas heating
- Double glazed windows
- Toilet facility
- Kitchen facility
- Door entry system
- Vertical window blinds

ACCOMMODATION

Approximate net useable floor area is as follows:-

TOTAL	2,035 ft²	189.1 m²
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LEASE

New under-lease terms available until August 2013. Please note that the lease granted will be excluded from the security of the 1954 Landlord & Tenant Act.

RENT

An annual passing rent of £12.50 ft² exclusive of VAT and all other outgoings, with the first 18 months discounted to £6.25 ft² pax. Please note financial proposal subject to an unbroken term granted to August 2013.



LEGAL COSTS

Each party to bear their own legal costs, with the caveat that once solicitors have been instructed and should the proposed tenant withdraw, then they are to pay our client's abortive legal costs.

BUSINESS RATES

We understand from Surrey Heath Borough Council that the Rateable Value is £35,750 with rates payable for 2008/2009 of £16,445.

SERVICE CHARGE

Further details on application.

VIEWING

Strictly by appointment with the **Sole Agent:**

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REF
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