

"MARLIN"

London Road, Camberley

TO LET

1,500 ft² – 3,450 ft²

AMENITIES:

- Secure Private Parking
- Air Conditioning
- Competitive Rents
- Flexible lease terms

"MARLIN"
459 LONDON RD,
CAMBERLEY
GU15 3JA



Rent
£6.25 sq.ft
For 18 months

"HIGH QUALITY OFFICE ACCOMMODATION
AT COMPETITIVE RENTS"

Marlin was constructed in 2003 and provides top quality "Grade A" Air Conditioned Office Space with a welcoming reception hall.



DOLPHIN HEAD
GROUP HOLDINGS PLC

Marlin is situated on the south side of the A30 London Road, Camberley, about 1 mile west of the town centre and 1.5 miles north of the M3 motorway at junction 4.

Blackwater train station (offering services to Gatwick Airport, Guildford and Reading), Camberley station is a short drive with services to London.

For shopping within walking distance is The Meadows out of town shopping centre, where retailers include Marks & Spencers & Tesco's.



The available accommodation comprises the second floor of this nearly new office building, The second floor is designed to split down to 2 suites, as a result requirements of between 1,500-3,450 ft² can be accommodated.

On site car parking available with 14 spaces for the whole of the second floor. The space benefits from a superbly specified interior environment, including four pipe fan coil air conditioning, full access raised floors, high quality carpet tiles, suspended ceilings incorporating energy efficient low glare artificial lighting.



Sizes available: C. 1,500, C. 2,500, 3,450 ft²

Availability:

Second Floor: 3,450 ft² (319.7 m²)

The second floor can be easily divided into two suites, therefore requirements of around 1,500-2,500 ft² can be accommodated.

Lease Terms: New lease terms by agreement.

Viewing: By arrangement with the Joint Sole Agents:-



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