

# GROUND FLOOR OFFICES

## TO LET

636 ft<sup>2</sup>

### 2 STANHOPE GATE, STANHOPE ROAD, YORKTOWN INDUSTRIAL ESTATE, CAMBERLEY, GU15 3DW

FIRST YEAR'S RENT £5.00 FT<sup>2</sup>



- ▶ 3 Allocated Parking Spaces
- ▶ Onsite Visitor Parking
- ▶ New Construction
- ▶ Intruder Alarm System
- ▶ Gas Heating



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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

Stanhope Gate is situated on the Yorktown Industrial Estate approximately 1 mile from Junction 4 of the M3 and within walking distance of Blackwater Train Station, which is on the Reading-Redhill line, and has dedicated trains running to Gatwick.

The premises are within walking distance of Tescos and Marks & Spencers as well as local shopping in Blackwater.

## DESCRIPTION

A two-storey office building recently constructed approximately 5 years ago set within a pleasant landscaped courtyard. The building is of brick construction under a pitched roof.

## ACCOMMODATION

Floor areas calculated on a net useable basis in accordance with the RICS Code of Measuring for offices:

<b>Ground Floor</b>	<b>636 ft<sup>2</sup></b>	<b>59.11 m<sup>2</sup></b>
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## AMENITIES

- A recently constructed office building
- 3 allocated parking spaces
- On site visitor parking
- Controlled security bollards to development
- Kitchenette
- Inset LG3 lighting
- Suspended ceilings
- Shared toilet facilities
- Double-glazed sealed unit windows
- Intruder alarm system
- Gas heating by radiators
- Fully DDA compliant
- Walking distance to Blackwater railway station

**LEASE TERMS** New lease terms by agreement.

**RENT** An annual rent of £9,250 pax with the first year's rent discounted to £3,180, subject to a minimum lease term certain of 3 years.



## **SERVICE CHARGE**

An annual service charge of £947.60 to include landscaping, waste collection, external window cleaning, litter picking, street lighting and the general repair and maintenance of the development.

**VAT** Both the rent and service charge quoted excludes VAT which will be chargeable at the prevailing rate.

**BUSINESS RATES** The current rateable value of the premises is £10,250, which equates to rates payable of approximately £4,243 payable for 2010/2011. For confirmation we suggest parties contact Surrey Heath Borough Council.

## **HOURS OF OPERATION**

The units are restricted to operating/occupation Monday to Friday 8am to 7pm Saturdays from 8am to 1pm and not at all on Sundays or Bank holidays. **However, one of the occupiers had the hours relaxed over the weekend for their office use, so we are confident a similar agreement could be acquired subject to planning if required.**

**LEGAL COSTS** Each party to be responsible for their own legal costs.

## **DIRECTIONS**

From junction 4 of the M3 head North along the Blackwater Relief road, at the third set of traffic lights filter and turn right into Stanhope Road, continue over the mini roundabout for approximately 400 yards and Stanhope Gate is located on your right just before the width restrictors.

## **VIEWING**

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

David Savage  
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### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

◀ 38 This is how energy efficient the building is.