

GROUND AND/OR FIRST FLOOR AIR COOLED OFFICES WITH ALLOCATED PARKING



TO LET

HALF RENT IN FIRST YEAR

798-1,640 ft² (74.14-152.39 m²)

**5 STANHOPE GATE, STANHOPE ROAD,
YORKTOWN BUSINESS PARK, CAMBERLEY GU15 3DW**

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

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Land



- ▶ **3/7 Allocated Parking Spaces**
- ▶ **Onsite Visitor Parking Spaces**
- ▶ **Landscaped Courtyard Scheme**
- ▶ **Gas Heating**
- ▶ **Kitchenette**
- ▶ **Part Air Cooled**

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

Stanhope Gate is situated on the Yorktown Business Park which is a short drive from Junction 4 of the M3 and within walking distance of Blackwater Train Station, serving Reading and Redhill line including Farnborough and Guildford stations, and has a dedicated service to Gatwick.

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

DESCRIPTION

A first floor office suite forming half of this modern two-storey office building set within a pleasant landscaped courtyard scheme. The building is of brick construction under a pitched roof, and the first floor suite has 3 dedicated parking spaces, as well as visitor spaces provided elsewhere on the development.

ACCOMMODATION

Floor areas calculated on a net useable basis:

Ground Floor	798 ft ²	74.14 m ²
First Floor	842 ft ²	78.25 m ²
Total	1,640 ft²	152.39 m²

AMENITIES

- Open plan offices with one glazed partitioned meeting room
- 3/7 allocated parking spaces
- On site visitor parking
- Security bollards to development
- Suspended ceilings with Inset LG3 lighting
- Kitchenette
- Male and female toilet facilities
- Double-glazed sealed unit windows
- Intruder alarm system
- Gas heating by radiators
- Part Air Cooled
- DDA compliant
- Walking distance to Blackwater railway station

LEASE New lease terms by agreement.

RENT

An annual rent of £13.50 ft² exclusive of VAT and all other outgoings. The first year's rent offered at half rate, subject to a minimum unbroken lease term of 3 years.



LEGAL COSTS Each party to be responsible for their own legal costs in the transaction.

SERVICE CHARGE £1.39 ft² plus VAT per annum.

BUSINESS RATES Approximately £6.38 ft², rates payable based on the March 2010/2011 listing.

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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187 Lynchford Road
Farnborough
GU14 6HD

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Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

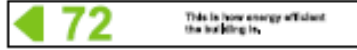
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



commercial property consultants

REF
10/023C