

AIM FOR THE TOP – SEE AND BE SEEN!

**JUST  
£6.99**  
— per sq ft —  
Fixed until March 2012



- Top Floor Offices
- Completely Refurbished
- Main Road/Town Centre Position
- Private On-site Parking
- Flexible Lease Terms
- Close To Railway Station

3<sup>rd</sup> FLOOR

## NORWICH HOUSE

KNOLL ROAD, CAMBERLEY, SURREY, GU15 3SY

**TO LET**

**3,365 sq ft (312.6 sq m)**

3<sup>rd</sup> FLOOR

# NORWICH HOUSE

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## LOCATION

Camberley is an expanding and successful commercial centre forming part of the Blackwater Valley area adjacent to the A30, M3 motorway (junction 4) and A331 Blackwater Valley Relief Road.

Norwich House is in the heart of Camberley town centre, on the corner of Knoll Road and London Road and is within easy walking distance of shopping facilities, public houses, restaurants, banks and the main line railway station. Camberley town centre also benefits from the development of The Atrium on Park Street, providing retail and leisure facilities (cinema, health centre and bowling) plus a number of restaurants and apartments and a 680 space car park.

## DESCRIPTION

Norwich House provides prominent, modern offices and the available space comprises the whole of the third floor. The offices have been refurbished with new carpeting, new ceilings, new lighting and has been redecorated throughout. Separate male and female toilet facilities are provided in the common areas on the third floor. Access is via a smart and spacious shared ground floor reception area giving access to the stairs and passenger lifts serving all floors. There are 5 private, on-site, parking spaces.

## TERMS

Available to let on new flexible lease terms. Please contact the agents for details of the competitive quoting rent.

## AREA

Third Floor Offices 3,365 sq ft (312.6 sq m)

The above area has been calculated on a net internal basis from measurements taken on site in accordance with the RICS Code of Measuring Practice.

## SERVICE CHARGE

The landlords levy a service charge to recover a fair proportion of costs incurred by them in the upkeep, maintenance and running of all shared and external parts of the property.

## POSSESSION & VIEWING

The accommodation is available for immediate occupation. For an appointment to view please contact the joint sole agents:



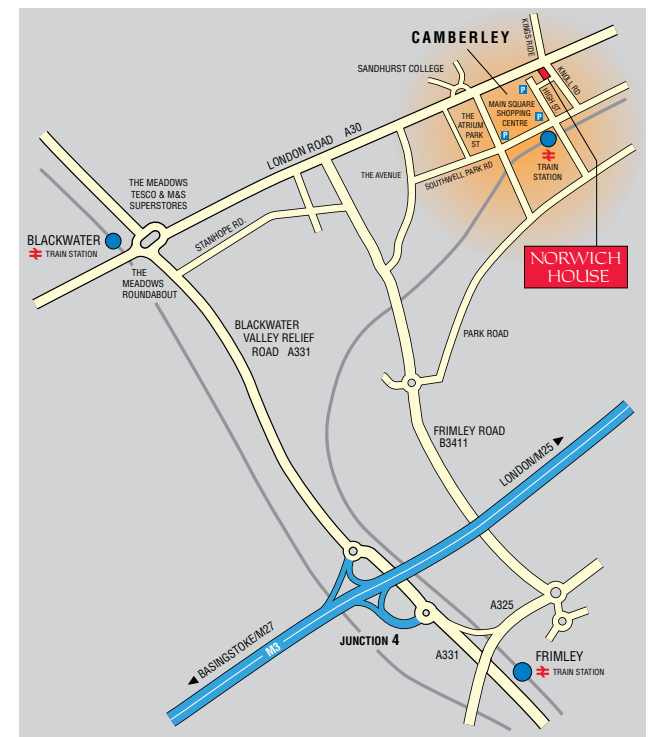
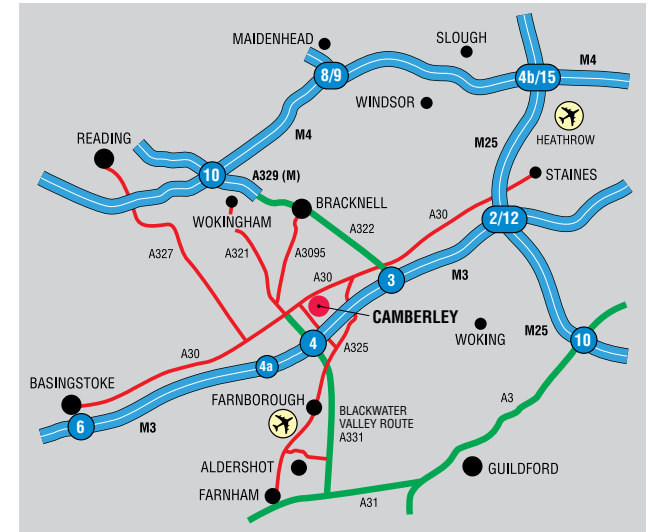
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**Misrepresentation Act 1967:** The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.  
**Finance Act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.