

TO LET

ST GEORGE'S HOUSE



KNOLL ROAD · CAMBERLEY · SURREY · GU15 3SY

RENT £6.25 psf
FOR 18 MONTHS



HIGH QUALITY TOWN CENTRE OFFICES

FLEXIBLE LEASE TERMS GOOD ON-SITE PARKING

2,225 sq.ft. – 4,545 sq.ft. (206.7 sq.m. – 422.2 sq.m.)



ATTRACTIVE, REFURBISHED OFFICES WITH GOOD ON-SITE PARKING

St. George's House is a modern, brick clad office property, constructed on first, second and third floors over a ground floor car park. Total floor area is approximately 14,446 sq.ft. (1,342.1 sq.m.).










The building is available to lease, in floors or parts of floors, from about 2,225 sq.ft. (206.7 sq.m.).

Each floor has excellent natural light and is newly refurbished, ready for immediate occupation.

St. George's House has a substantial secure car park with space for 36 cars – a ratio of 1 space per 400 sq.ft. approximately.

AMENITIES

-  Air-conditioning
-  Good on-site parking within secure car park
-  Raised Floors
-  Suspended ceiling with integral low glare light fittings
-  Automatic passenger lift
-  Carpet throughout office areas
-  Spacious reception area





FLOOR AREAS

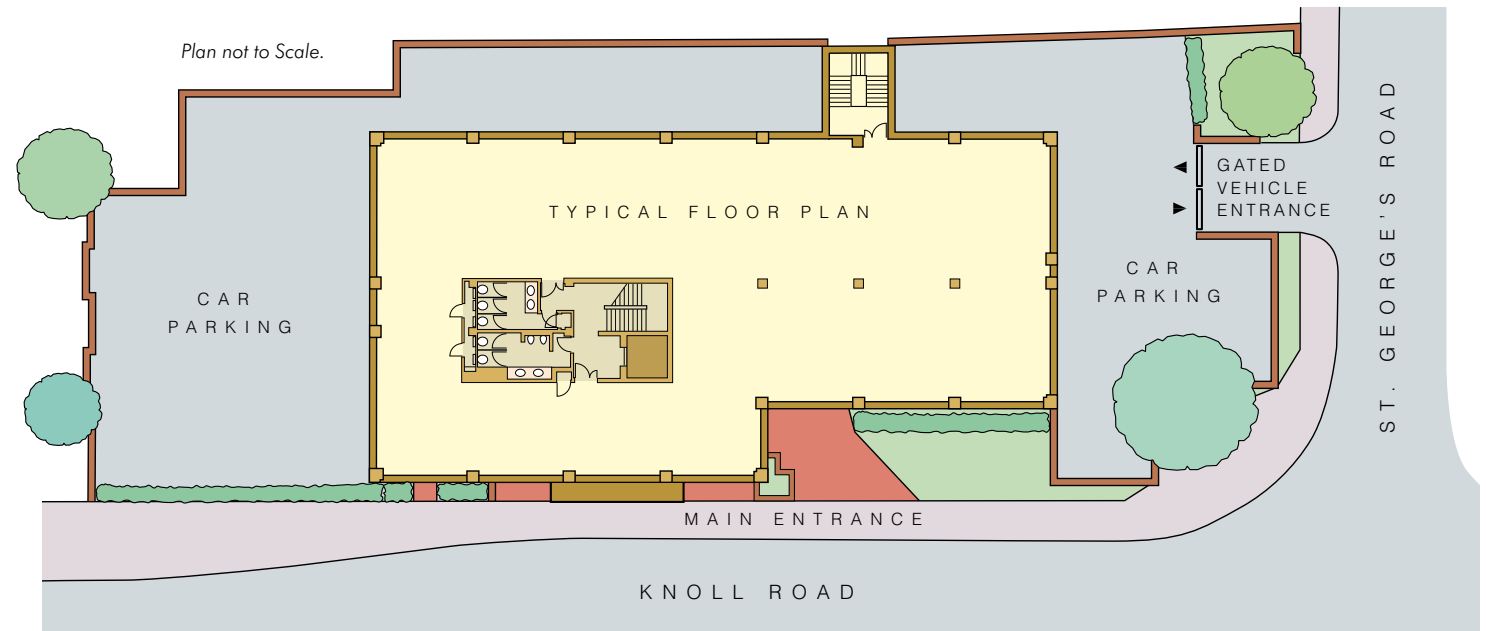
Approximate net floor areas are as follows:-

	sq.ft.	sq.m.
3rd Floor – Suite A	2,225	206.7
Suite B	LET	
2nd Floor – Suite A	2,320	215.5
Suite B	LET	
1st Floor – Suite A	LET	
Suite B	LET	
Spacious reception area		

TERMS

St. George's House is available on flexible leasing terms for a duration to be agreed.

Full details of rent and other terms are available from the joint letting agents.



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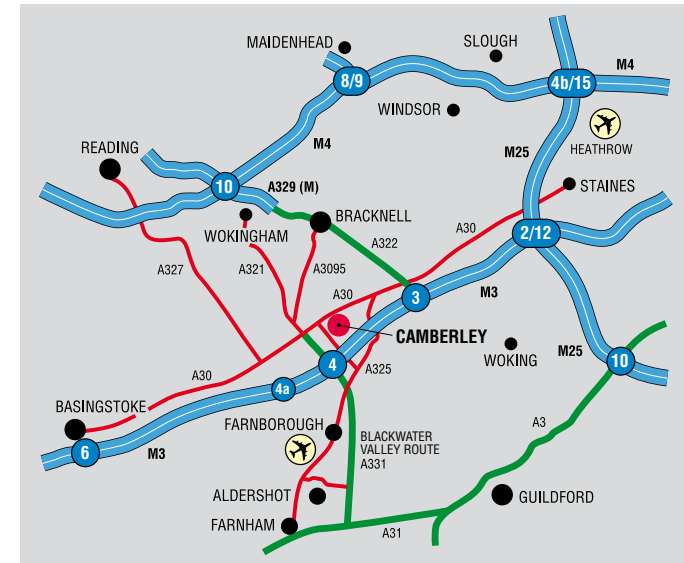
LOCATION

St. George's House is situated on the west side of Knoll Road – the best office location in Camberley – within a short walk of the train station and the town's substantial shopping centre.

Camberley is one of the most attractive and accessible commercial centres on the south west side of London, served by two access points on the M3 Motorway – Junctions 3 and 4.

The town has excellent shopping and is a high quality residential location.

Heathrow Airport is 18 miles away via the M3 and M25 motorways and Camberley is just 6 miles from the rapidly growing business airport at Farnborough.



DISTANCES *by car (approx)*

- Heathrow Airport 18 miles
- Gatwick Airport 46 miles
- Farnborough Airport 6 miles
- Central London 32 miles



VIEWING

For further information, and to arrange an appointment to inspect St. George's House, please contact the joint letting agents:-



01252 415900

Contact: David Savage
ds@clareandcompany.co.uk



01276 682055
www.londonclancy.com

Contact: Keith Harpley
keithharpley@londonclancy.co.uk

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