

# GROUND FLOOR AIR CONDITIONED OFFICES IN MAIN ROAD LOCATION



**TO LET**                      **\*HALF RENT IN FIRST YEAR\***

1,534 ft<sup>2</sup> (142.51 m<sup>2</sup>)

**SUITE 1, DORCHESTER COURT, 281 LONDON ROAD,  
CAMBERLEY GU15 3HE**

**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

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- ▶ **Air Conditioned Office Space**
- ▶ **Double Glazed Sealed Unit Windows and Doors Throughout**
- ▶ **Open Plan Offices with a Separate Meeting/Conference Room**
- ▶ **Suspended Ceilings with Inset Lighting**
- ▶ **Kitchenette and Male/Female Toilet Facilities**
- ▶ **4 Allocated Parking Spaces**
- ▶ **Raised Floors**

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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

Dorchester Court is situated on the A30 London Road which is within walking distance of Camberley Town Centre, and a short drive from The Meadows Shopping Centre featuring Marks & Spencers and Tesco's, and the Blackwater Relief Road A331 giving quick access to Junction 4 of the M3 Motorway.

## DESCRIPTION

A ground floor office suite which is one of two office suites situated within this block of modern apartments. Internally, the suite has nice light and airy feel about it, and due to its modern construction approximately 3 years ago, the suite benefits from all up to date office features including air conditioning, raised floors, suspended ceilings with inset lighting, kitchenette and Male/Female toilet facilities.

## ACCOMMODATION

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

<b>Ground Floor Offices</b>	<b>1,534 ft<sup>2</sup></b>	<b>142.51 m<sup>2</sup></b>
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## AMENITIES

- Air Conditioning
- Open plan offices with one spacious glazed partitioned meeting/board room
- Full height windows which give the suite a light and airy feel.
- 4 allocated parking spaces
- Suspended ceilings with Inset lighting
- Kitchenette
- Male and female toilet facilities
- Double-glazed sealed unit windows and doors
- Raised Floors
- Convenient Location

**LEASE** New lease available with length of lease term by agreement. Longer leases subject to an upward only open market rent review at the end of the fifth year.

## RENT

An annual rent of £12.50 ft<sup>2</sup> 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. Annual rent:-

Year 1	=	£ 9,587.50 exclusive of all other outgoings.
Years 2 & 3	=	£19,175.00 pa exclusive of all other outgoings.

Please note that the rents are payable quarterly in advance, and exclude VAT which will be chargeable at the prevailing rate.



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

**SERVICE CHARGE** To be confirmed.

**BUSINESS RATES** Approximately £5.99 ft<sup>2</sup>, rates payable based on the March 2011/2012 listing.

**DIRECTIONS**

From junction 4 of the M3 head North along the Blackwater Relief road, straight over 3 sets of traffic lights, at the Meadows roundabout take the fifth exit (right) A30 Camberley, straight over the next 2 sets of traffic lights, once over the second set of traffic lights Dorchester Court is located approximately one quarter of a mile on the right hand side.

**VIEWING**

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

David Savage  
**Clare & Company**  
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GU14 6BU

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**Mobile:** 07798 761028

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

### 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

◀ 81 This is how energy efficient the building is.