

SECOND FLOOR OFFICES

HALF RENT IN FIRST YEAR

(*Subject to a minimum of a 3 year lease term certain)

TO LET

1,260 ft² (117.04 m²)

**SUITE 3, DOLPHIN HOUSE, 103 FRIMLEY ROAD, CAMBERLEY,
SURREY, GU15 2PP**



- ▶ **Second Floor Offices**
- ▶ **3 Car Parking Spaces**
- ▶ **6 Person Passenger Lift**
- ▶ **Good Natural Light**
- ▶ **Heating**
- ▶ **Own Kitchen and Toilets**



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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

Dolphin House is situated on a prominent corner position facing the busy Frimley Road (B3411). The M3 (Junction 4) is within approximately 1½ miles from the property.

DESCRIPTION

Dolphin House was built in the late 1980's and provides offices on the ground, first and second floors. The second floor offices benefit from Dimplex electric heating, fitted carpets, fluorescent lighting, good natural light, door entry phone system, double glazing, 6 person passenger lift, own ladies/gents toilets and kitchen and parking for 3 cars.



ACCOMMODATION

Second floor offices amounting to 117.04 sq m (1,260 sq ft)

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

RENT

£15,750 per annum exclusive (this equates to £12.50 per sq ft).

LEASE TERMS

A new fully repairing and insuring lease is available on terms to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DIRECTIONS

From Junction 4 of the M3, head south along the Blackwater Valley route (A331), take the first turning left signposted Frimley (A325). At the first roundabout turn left into Frimley Road (B3411). After approximately 1 mile, just before the railway bridge, turn right into Watchetts Road and the property is immediately on the right hand side.

VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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