

PROMINENT SECOND FLOOR OFFICES TO LET

650 ft² (60.38 m²)

**SUITE 6, CAMBERLEY HOUSE, 83-85 HIGH STREET,
CAMBERLEY, SURREY, GU15 3SZ**



- ▶ **Door Entry Security System**
- ▶ **Shared Toilet and Kitchen Facilities**
- ▶ **Separately Metered Electricity Supply**
- ▶ **200 Yards From Camberley Train Station**



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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

The property is situated in a prominent position on the corner of High Street and Portesbery Road diagonally opposite the Railway Station. Distance to the M3 motorway at Junction 4 via the A30 is about 2.5 miles.

DESCRIPTION

Second floor offices being part of an older style office building which provides a total of 5,235 ft² of space across three floors.

AMENITIES

- Door entry security system
- Sink within unit
- Serviced toilet and kitchen facilities
- Separately metered electricity supply

ACCOMMODATION:

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

Second Floor Offices	650 ft²	60.38 m²
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LEASE TERMS

A new 6 year lease is available with three yearly upward only rent reviews. Tenant may give six months' notice at any time.

RENT An annual rent of £7,228 inclusive of all outgoings.

LEGAL COSTS Each party to bear their own legal costs.

OCCUPATION Available for occupation on or after the 30th April 2012.

VIEWING

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

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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ 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

◀ 117 This is how energy efficient the building is.

REF

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