

SMALL OFFICE SUITES ON FLEXIBLE LEASE TERMS TO LET

Suites from 254 ft²

SANDHURST HOUSE, 297 YORKTOWN ROAD SANDHURST, GU47 0QA

ALL INCLUSIVE RENTS £17.50 FT²



- ▶ **Private Car Park**
- ▶ **Modern Office Building**
- ▶ **Door Entry System**
- ▶ **Gas Heating**
- ▶ **First Floor Offices**



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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

Sandhurst House is situated on the Yorktown Road (College Town end) which is situated North West of Camberley Town Centre. Sandhurst has a good mixture of shops within walking distance including Waitrose, Homebase and The Meadows shopping centre the latter occupied by Marks & Spencers and Tesco. Junction 4

of the M3 is within a short drive as is Blackwater Train Station, which is on the Reading-Redhill line, and has dedicated trains running to Gatwick.

DESCRIPTION

A modern two-storey office building with a private car park. Various office suites available to let.

AMENITIES

- Door entry system
- Suspended ceilings
- Male and female toilet facilities
- Double-glazed sealed unit windows
- Gas heating by radiators

SUITES AVAILABLE

Suite 2	=	300 ft²
Suite 3	=	254 ft²
Suite 6	=	315 ft²

LEASE TERMS The office suites are available on flexible lease terms.

RENT An all inclusive rent of £17.50 ft².

VAT The rents quoted exclude VAT which will be chargeable at the prevailing rate.

LEGAL COSTS Each party to be responsible for their own legal costs.

DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road straight over The Meadows roundabout, towards Bracknell, after the first set of traffic lights filter into the right hand lane, and turn right at the traffic lights, at the roundabout turn left into Yorktown Road, Sandhurst House comes up after approximately 1 mile on the right hand side.

VIEWING

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

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Suite 2:

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

◀ 88 This is how energy efficient the building is.

Suite 3:



Suite 6:

