

FULLY FITTED OPTIONS AVAILABLE



## St George's House (Second Floor)

Knoll Road, Camberley, GU15 3SY

**Second floor good quality  
town centre office with parking**

**3,400 sq ft**

(315.87 sq m)

- Prominent town centre location
- Newly refurbished office and communal areas
- Passenger lift
- Air conditioned
- Shower facilities
- On site parking
- Door entry security system

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## Summary

Available Size	3,400 sq ft
Rates Payable	£21,492 per annum
Rateable Value	£49,750
Service Charge	£6.30 per sq ft
EPC Rating	B (42)

## Description

St George's House offers good quality office accommodation across three floors. The communal areas have recently been refurbished to a high standard.

The second floor suite will be refurbished shortly upon the current tenants exit, and can be let fully furnished if required. The heating and cooling air conditioning has only recently been upgraded throughout the building. The suite further benefits from excellent natural light and a good sized fitted kitchen.

## Location

St Georges House is situated in a prominent position directly opposite the Council Offices on Knoll Road. There are numerous public car parks just a short walk from the property, and being in the town centre, all the amenities of the High Street, The Square and The Atrium shopping centres are on the doorstep. Camberley Train Station is just a few minutes walk from the property and Junction 4 of the M3 is just 3.5 miles away.

## Terms

The office is available by way of a new full repairing and insuring lease for a term to be agreed.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

The property is registered for VAT.



## Viewing & Further Information

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