



Suite 2, Ground Floor

Sandhurst House, 297 Yorktown Road, Sandhurst, GU47 0QA

Ground floor office with storage

1,709 sq ft
(158.77 sq m)

- 7 car parking spaces plus visitor parking
- LED lighting
- Good natural light
- Many amenities within walking distance
- Air conditioning in meeting room
- Store room

Summary

Available Size	1,709 sq ft
Rent	£17.50 per sq ft
Rateable Value	£23,489 approx
Service Charge	£4,109 per annum approx
EPC Rating	C (73)

Description

Suite 2 provides a mixture of open plan office space, 2 meeting rooms and a good sized storage/workshop room. With its own private entrance and wc/kitchen facility the suite is self contained. There is LED lighting throughout the suite and gas fired central heating.

Location

Sandhurst House is situated on the Yorktown Road (College Town end) located northwest of Camberley town centre. Sandhurst has a diverse mixture of local shops and within walking distance including a Next, Costa and The Meadows shopping centre the latter of which is occupied by Marks & Spencer's and Tesco.

Junction 4 of the M3 is within a short drive as is Blackwater train station, which is on the Reading to Redhill line, and has dedicated trains running to Gatwick.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,354	125.79
Ground - Store	355	32.98
Total	1,709	158.77

Terms

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

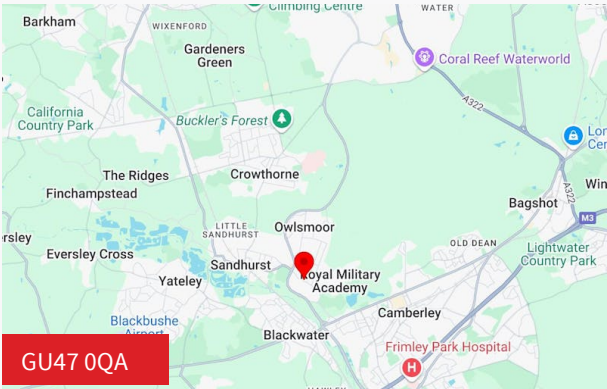
Anti Money Laundering

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

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which will be charged.



Viewing & Further Information

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