Office

TO LET

CURCHOD&CO



Suite 1A, Dolphin House

103 Frimley Road, Camberley, GU15 2PP

Ground floor office suite

648 sq ft

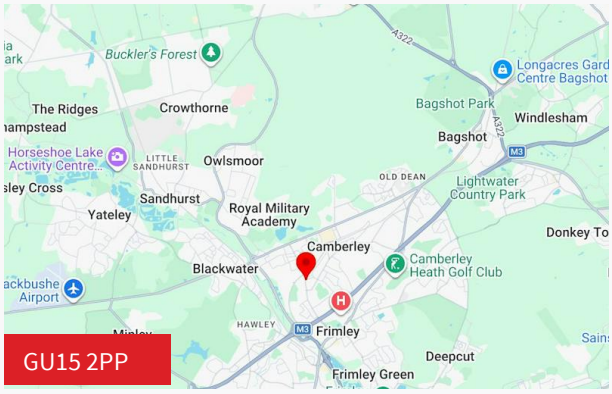
(60.20 sq m)

- Air conditioning and electric heating
- Good natural light
- LED lighting
- Door entry system
- 1 on site parking space
- Double glazing
- Close walking distance to a large number of amenities such as pub, restaurant, newsagents, chemist, co-op and Greggs

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Summary

Available Size	648 sq ft
Rent	£11,664 per annum
Rateable Value	£12,000 This office should qualify for small business rates relief provided it is your only business premises
Service Charge	TBC
EPC Rating	D (76)







Description

Dolphin House was built in the late 1980's and offers good quality office space across three floors. Suite 1A is situated on the ground floor and provides 648 sq.ft. of office accommodation.

The office benefits from good natural light, air conditioning and LED lighting. As well as having a public car park directly behind the property, there is also road parking very close by.

Location

Dolphin House is situated in a prominent position on the Frimley Road, close to the A30, and within easy walking distance of many local amenities. Junction 4 of the M3 motorway is less than 2 miles away and the M25 is less than 8 miles drive. There is a pay and display car park just meters from the office.

Terms

The office is available on a new lease for a term to be agreed.

Legal Costs/VAT

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

Prices are quoted exclusive of VAT which may be charged.

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.

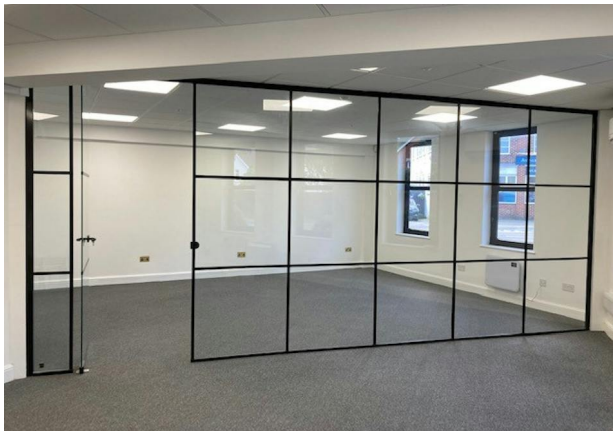
Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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DOLPHIN HOUSE




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