



Suite 3

Sandhurst House, Yorktown Road, Sandhurst, GU47 0QA

First floor office suite

254 sq ft

(23.60 sq m)

- 1 on site parking space
- 24 hour access
- Door entry system
- Walking distance to local shops
- Wall mounted electric heater
- Suspended ceiling and recessed LED lighting

Summary

Available Size	254 sq ft
Rent	£4,572 per annum
Rateable Value	£4,400 This property should qualify for full exemption under business rates relief if it is the sole business premises
Service Charge	£1,897 per annum
EPC Rating	C (73)

Description

Sandhurst House is a well maintained two storey multi let office building, situated in a prominent position on Yorktown Road. Suite 3 is situated on the first floor and benefits from good natural light. There is one parking space allocated with the suite, and additional parking for visitors. There are shared WC's and a kitchen situated close to the Suite.

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 & Spencers 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.

Terms

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

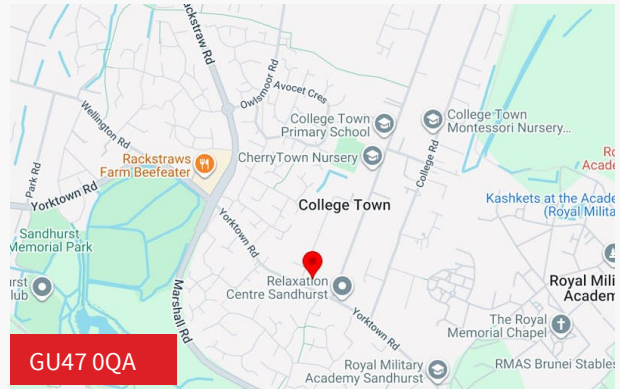
Legal Costs /VAT

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 purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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