



## Ground floor office suite

### Ground Floor

Portland House, Park Street, Bagshot,  
GU19 5PG

Office

## TO LET

**1,978 sq ft**

(183.76 sq m)

- 6 car parking spaces (nearby additional parking at £375pa per space)
- Close to Bagshot train station and local amenities
- Prominent position close to the M3 junction 3
- E Class planning suitable as office, clinical, gym or recreational use.
- A mixture of open plan space and office/meeting rooms
- New WCs and glazed reception

# Ground Floor, Portland House, Park Street, Bagshot, GU19 5PG

## Summary

Available Size	1,978 sq ft
Rent	£19 per sq ft
Rates Payable	£15,094.75 per annum approx. Please check these figure with the Local Authority.
Rateable Value	£30,250
Service Charge	TBC
EPC Rating	D (86)

## Description

Portland House is a detached two storey office building. The available space is on the ground floor and benefits from a new glazed reception area, kitchen and refurbished WC facilities. The space is currently laid out with a large open plan area, meeting rooms and separate offices. There are 6 allocated car parking spaces adjacent to the building with the possibility to double park a further 2 cars. Several additional parking spaces can be licensed in a nearby local car park at £375pa per space, so parking can be tailored to meet the requirements of your business.

## Location

The property is located in a prominent position backing on to the A30 with excellent signage opportunities, but also benefits from a private access from Park Street. It is a short walk to the village center with its supermarket and cafes and Bagshot Railway Station is close by. It is just a couple of minutes drive to Junction 3 of the M3 motorway and also has dual carriageway access to the M4 to the north.

## Accommodation

Measured on an NIA basis (including a newly created ground floor reception area)

Name	Sq ft	Sq m
Ground	1,978	183.76

## Viewings

By arrangement with the agents.

## Terms

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for paying their own legal costs.

## VAT

All figures quoted are exclusive of VAT but we understand that VAT is not currently chargeable on the rent



## Viewing & Further Information



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