



Quatro House

Lyon Way, Camberley, GU16 7ER

Prominent HQ office building

32,500 sq ft

(3,019.35 sq m)

- Full access raised floors
- Suspended ceilings
- LED lighting
- Parking at 1:180 sq ft
- A new lease is available directly from the landlord
- Less than 2 miles from the M3

Summary

Available Size	32,500 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The accommodation comprises a HQ office building constructed in 1998 and totals 32,500 sq ft arranged over ground and two upper floors. The offices are fitted out to a good specification including air conditioning, raised floors, suspended ceilings, LED lighting and two 8-person passenger lifts. The property benefits from approximately 180 parking spaces.

Location

The edge of town location provides excellent transport links with the benefit of being close to local commerce and retail outlets. The High Street is just a five-minute walk away. Camberley is in the Surrey Heath area, 31 miles (50 km) southwest of central London, in the corridor between the M3 and M4 motorways.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,833	1,006.42	Available
1st	10,833	1,006.42	Available
2nd	10,833	1,006.42	Available
Total	32,499	3,019.26	

Terms

A new lease is available directly from the landlord for a term to be agreed. Rent is exclusive of business rates, service charge, utilities and VAT.

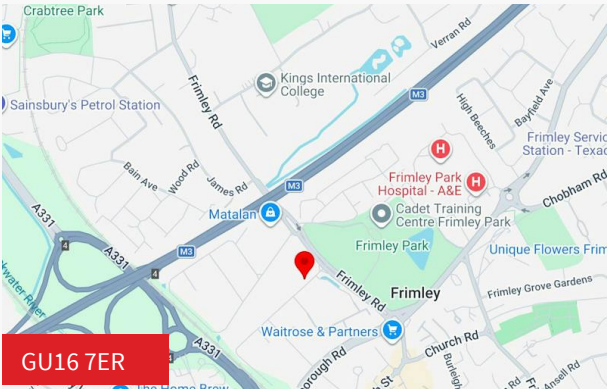
Anti Money Laundering

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

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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