Office
TO LET

CURCHOD&CO



Suite 3, Diamond House

149 Frimley Road, Camberley, GU15 2PS

Part first floor office

478 sq ft

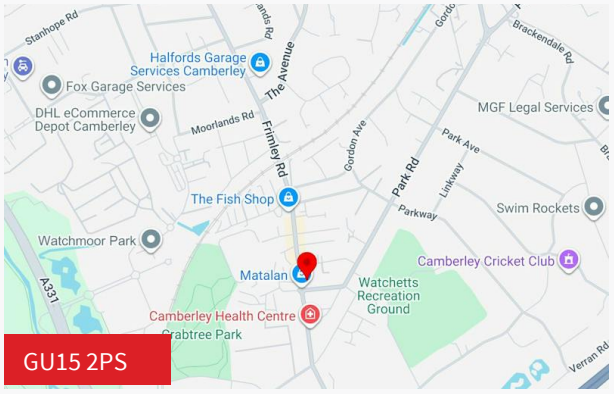
(44.41 sq m)

- Inclusive rent
- Heating and cooling air conditioning
- On site parking for 2 cars
- Close walking distance to a number of amenities such as pubs, restaurant, newsagents, Co-op and Greggs
- Shared use of a separate meeting room and comms room
- Shared kitchen/breakout area

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Summary

Available Size	478 sq ft
Rent	£13,000 per annum inclusive of service charge, gas and electric
Rateable Value	£11,500 This office should qualify for small business rates relief provided it is your only business premises
Service Charge	Included in rent
EPC Rating	D (79)







Description

Diamond House is a mid-terrace, purpose-built office property offering good quality office space at ground and first floor level. The Ground floor of the property offers a shared entrance, male and female WC's and a good size kitchen / break area. There is also a shared comms room and a well-presented meeting room available for all tenants to use (at no additional cost). Suite 3 is at first floor level and benefits from heating and cooling air condition and has good natural light and is very well presented.

Location

Diamond 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 11 miles drive. There is a pay and display car park very close to the office and permits are available from the local authority.

Terms

A new full repairing and insuring 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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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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