

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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TO LET

Surplus Offices

425.86 sq m (4,584)



Alfa House,
7 Doman Road
Camberley
Surrey
GU15 3DN

LOCATION

Alfa House is situated on Doman Road which is accessed from Glebeland Road and adjoins Stanhope Road, the main spine road serving Yorktown Business Park. Stanhope Road is accessed off the A331 Blackwater Valley Road which provides a direct link to Junction 4 of the M3 motorway about 1.5 miles from the property. Camberley town centre is about 1 mile to the west of the property.

DESCRIPTION

Modern office premises last refurbished in 1995 and currently in need of refurbishment again. The accommodation is at Ground and first floor levels and is accessed via double height reception and staircase. There are ladies & Gents cloakrooms at ground floor level.

AMENITIES

- Prominent Location
- Ample Staff Parking – 25 Spaces in total at a ratio of 1:183 sq ft
- Shared use of the on-site Café open for breakfast and lunch
- Close to Post Office- Main Sorting Office
- Double Glazing
- Air Conditioning - cooling/heating

EPC

The property has an Energy Performance Ratings as follows – C65



FLOOR AREAS

Ground Floor Area	201.09 sq m	2,164 sq ft
First Floor Area	204.39 sq m	2,200 sq ft
Useable reception area	20.5 sq m	220 sq ft
Total Floor Area	425.86 sq m	4,584 sq ft

TERMS

£34,380 per annum exclusive. (£7.50 Per sq ft)
The quoting rent is much lower than the market rent to allow a new tenant to refurbish the offices.
A new lease is available on a fully repairing and insuring basis subject to 5 yearly upward only rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954 part ii sections 24-28 (as amended).

RATES

2017

Rateable value	£25,570
Uniform Business Rate (2018/19)	49.3p/£
Rates Payable (estimated)	£12,606

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the sole agents:

Keith Harpley

London Clancy

01276 682055

Email: keithharpley@londonclancy.co.uk

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a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque or Bank Transfer. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.