

REFURBISHED



Albany Court

2 Albany Park, Frimley, GU16 7AA

Semi detached two storey office/high tech unit

3,286 sq ft
(305.28 sq m)

- 15 car parking spaces
- Double door access to ground floor
- WC's on each floor
- Comfort cooling
- Floor trunking

Summary

Available Size	3,286 sq ft
Rent	£65,720 per annum
Rates Payable	£25,440 per annum
Rateable Value	£53,000
EPC Rating	C (62)

Description

The property comprises a semi-detached two-storey brick-built office/high-tech unit with a traditional pitched tiled roof. Originally constructed as a high-tech unit, the ground floor is currently provided as open-plan office space, while the first floor offers offices with suspended ceilings, recessed LED lighting, radiator heating with additional comfort cooling, and raised access flooring.

The property has been refurbished.

The ground floor has double access doors suitable for delivery of goods. Externally 15 car parking spaces are provided to the front of the building.

Location

The property is situated in the Albany Park estate with direct access off Frimley Road, a few minutes walk from the centre of Frimley which benefits from Waitrose, a number of pubs, cafes and restaurants plus other retail amenities.

Easy access is provided to Junction 4 of the M3 motorway approximately 1.7 miles away. Farnborough mainline railway station is 2 miles away on the main line to London, Waterloo and the South Coast and Blackwater station with links to Reading and Guildford is 2.3 miles distance.

Terms

The property is available by way of a new full repairing lease for a term to be agreed.

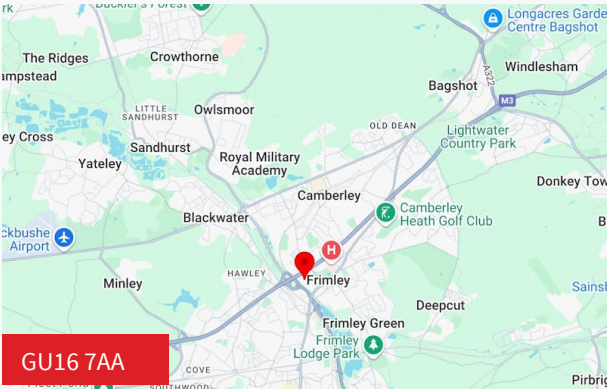
Anti Money Laundering

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.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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