



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

CLASS E PROPERTY

*Would Suit Office, Light Industrial, Storage,
Studio, Leisure, Healthcare etc Occupiers*



**CH1
NORMANDY BUSINESS PARK
COBBETT HILL ROAD
NORMANDY
GU3 2AA**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: Normandy is located between Aldershot, Guildford and Woking to the north of the A31 Hogs Back. The nearby centres offer a wide range of shopping, social and recreational facilities including various supermarkets, multiple retailers and independent boutiques. All have mainline stations serving London Waterloo.

There is easy access to the A31, which in turn connects with the national motorway network.

DESCRIPTION: The premises comprise a modern ground floor office suite flexible self-contained accommodation capable of use for a variety of purposes including office, light assembly and storage along with clinic, healthcare and leisure. The net internal floor area comprises:

Ground Floor	112.30 SQ M	(1,209 SQ FT)
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Adjacent Yard available alongside by separate arrangement, if required.

AMENITIES:

- * Three Phase Power
- * Carpeted and Lit with Air Conditioning
- * Male and Female WC Facilities
- * Kitchenette
- * On Site Parking for Five Cars

TERMS: Available by way of a new Internal Repairing and Insuring Lease for a Term to be agreed.

RENT: £18,000 per annum exclusive
The property is elected for VAT. Accordingly, the Rent will be subject to VAT

SERVICE CHARGE: An Estate Service Charge will be levied as contribution towards maintenance of estate roads and landscaping along with the security for the estate. Currently running at £3,000.00 per annum exclusive.

RATES: Rateable Value £12,000 currently payable at 49.9p in the £ (2025/2026)
Qualifying occupiers should gain exemption under the Small Business Rates regime.

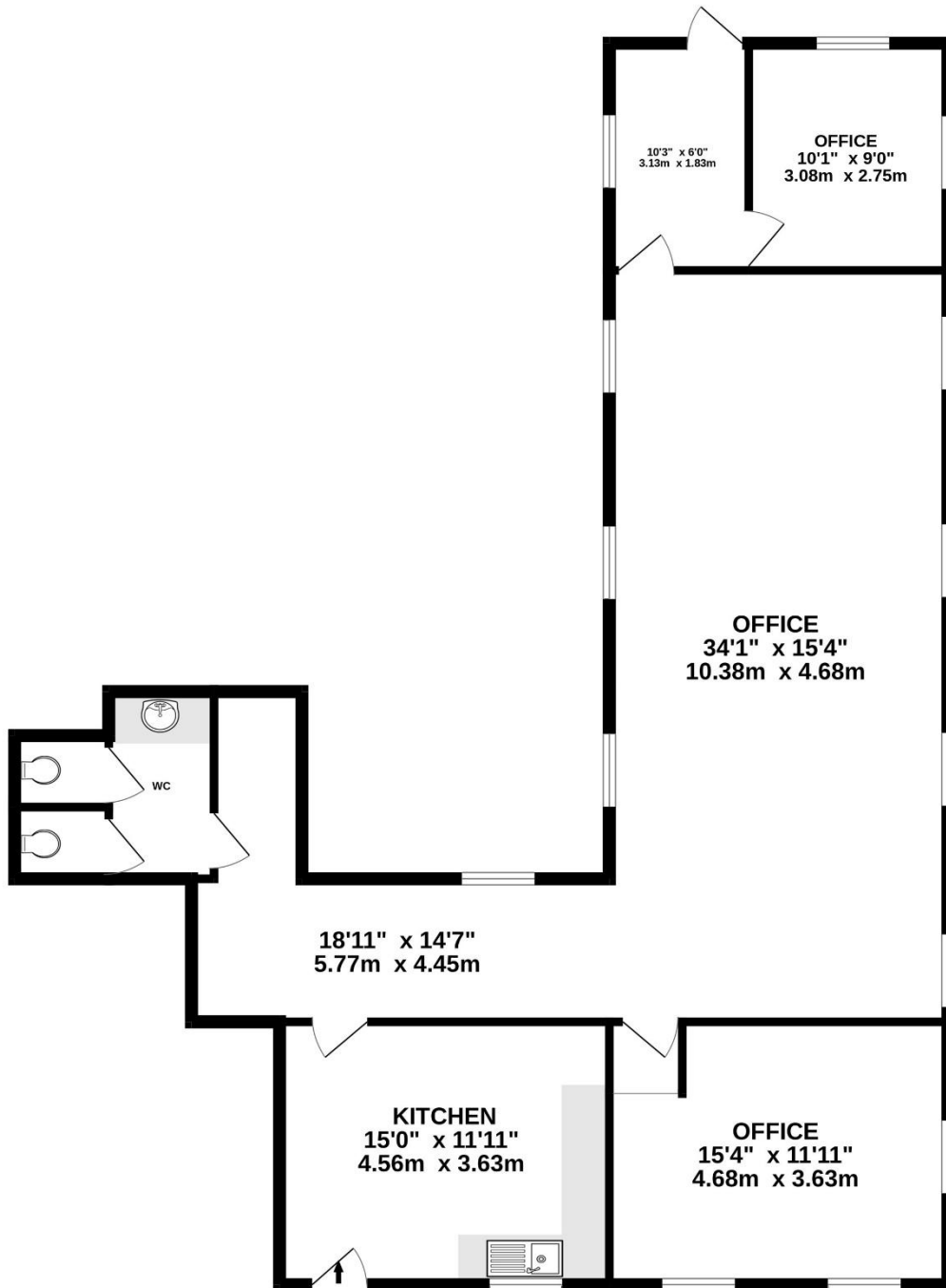
EPC: To Be Advised

VIEWING: By appointment through **Park Steele 01252 717979.**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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