

EXCELLENT VALUE FURNISHED OFFICE



St Georges House (Second Floor)

Knoll Road, Camberley, GU15 3SY

Fully Fitted Second floor town centre office with parking

3,400 sq ft

(315.87 sq m)

- Newly refurbished and ready for immediate occupation
- Prominent town centre location
- recently refurbished communal areas
- Passenger lift
- Air conditioned
- Shower facilities
- On site parking
- Door entry security system

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Summary

Available Size	3,400 sq ft
Rent	£25 per sq ft
Rates Payable	£21,492 per annum
Rateable Value	£49,750
Service Charge	£7 per sq ft
EPC Rating	B (42)

Description

St George's House offers high quality office accommodation across three floors. The property is located within the Town Centre, so as well as having on site parking, the train station is just a few minutes walk from the property. The communal areas are well maintained, with an attractive entrance foyer with seating.

The second floor suite is newly refurbished and fully fitted. The office benefits from its own generous kitchen, with pleasant break out seating. The office is mainly open plan with two separate meeting rooms / offices. The heating and cooling air conditioning has only recently been upgraded throughout the building. The suite further benefits from excellent natural light.

Location

St Georges House is situated in a prominent position directly opposite the Council Offices on Knoll Road. There are numerous public car parks just a short walk from the property, and being in the town centre, all the amenities of the High Street, The Square and The Atrium shopping centres are on the doorstep. Camberley Train Station is just a few minutes walk from the property and Junction 4 of the M3 is just 3.5 miles away.

Terms

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

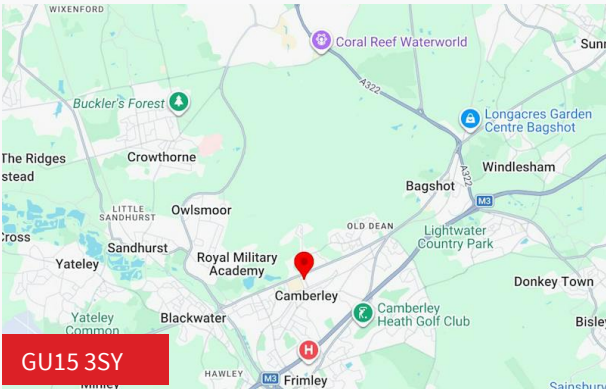
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

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

The property is registered for VAT.



Viewing & Further Information

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