



Suite 3 & 9

Sandhurst House, Yorktown Road, Sandhurst, GU47 0QA

First floor office suites

215 to 469 sq ft

(19.97 to 43.57 sq m)

- 1 on site parking space per Suite
- 24 hour access
- Door entry system
- Walking distance to local shops
- Wall mounted electric heating
- Suspended ceiling and recessed LED lighting
- Air Conditioning within Suite 9

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Summary

Available Size	215 to 469 sq ft
Rent	£3,870 - £8,442 per annum
Business Rates	These suites should qualify for full exemption under business rates relief if taken separately and as the sole business premises
Service Charge	£7.47 per sq ft
EPC Rating	C (73)

Description

Sandhurst House is a well maintained two storey multi let office building, situated in a prominent position on Yorktown Road. Suite 3 and Suite 9 are situated on the first floor and benefits from good natural light. There is one parking space allocated per suite, and additional parking for visitors within the car park and on nearby roads. There are shared WC's and a kitchen for the first floor occupiers use. Suite 9 further benefits from having air conditioning.

Location

Sandhurst House is situated on the Yorktown Road (College Town end) located northwest of Camberley town centre. Sandhurst has a diverse mixture of local shops and within walking distance including a Next, Costa and The Meadows shopping centre the latter of which is occupied by Marks & Spencers and Tesco.

Junction 4 of the M3 is within a short drive as is Blackwater train station, which is on the Reading to Redhill line, and has dedicated trains running to Gatwick.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Service charge
1st - Suite 3	254	23.60	£4,572 /annum	£1,897 /annum
1st - Suite 9	215	19.97	£3,870 /annum	£1,606 /annum

Terms

The offices are available on a new lease for a term to be agreed.

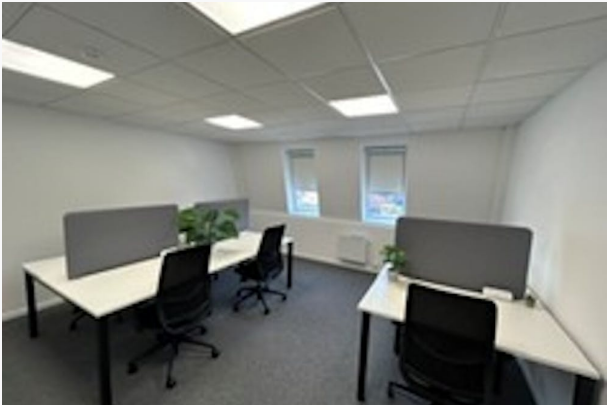
Legal Costs /VAT

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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