

SECOND FLOOR OFFICE SUITES WITHIN A PROMINENT TOWN CENTRE OFFICE BUILDING

TO LET **“Flexible Lease Terms Available”**

OFFICE SUITES 325 or 534 ft² **£20 ft²**

**SUITES 1 & 5 KNIGHTWAY HOUSE, PARK STREET,
BAGSHOT, SURREY GU19 5AQ**



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Land

- ▶ **Reserved Parking Spaces**
- ▶ **LED Lighting**
- ▶ **Door Entry System**
- ▶ **Air Conditioning**
- ▶ **Town Centre Location**
- ▶ **Male and Female Toilets**
- ▶ **Adjacent to Junction 3 of the M3 and A30**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Bagshot benefits from excellent road and rail communications, being only 1 mile from Junction 3 of the M3 serving London, the M25 to the east and Basingstoke/ Southampton to the south.

The A332 dual carriageway is within half a mile, which gives access to Bracknell and the A329M to Reading and Junction 10 of the M4. Bagshot railway station is a quarter of a mile to the East with direct links to London-Waterloo. Bagshot High Street, located close to the property has a busy High Street offering a selection of restaurants, pubs and retail units.

DESCRIPTION

Knightway House is a purpose-built detached office building set over three floors. Currently there are two office suites available, Suite 1 or 5 which are on the second floor.



Picture of an example office Suite



Suite 5

AMENITIES

- Air Conditioning
- Newly Refurbished Individual Office Suite
- Town Centre Location
- Parking Allocation
- Recessed LED Lighting
- Raised Floors
- Male and Female Toilets
- Door Entry System
- CCTV Security Cameras

ACCOMMODATION

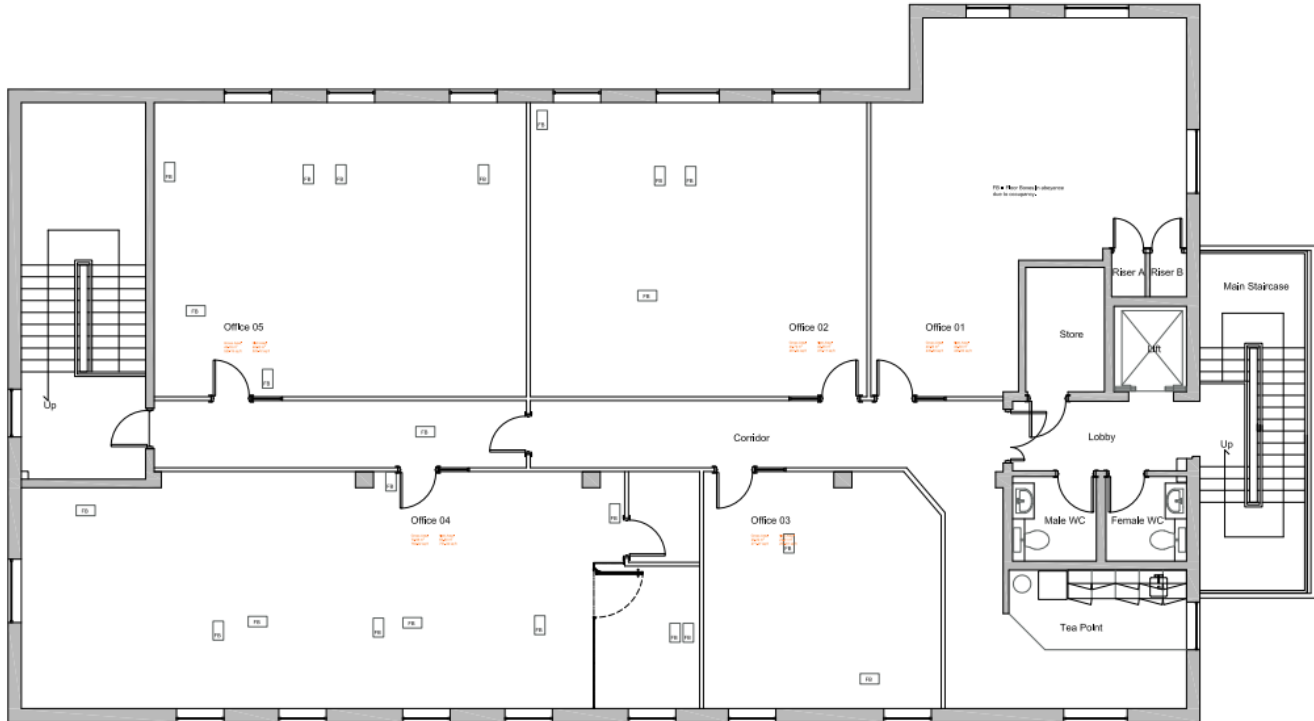
Approximate net useable floor area is as follows, please note that the annual figures quoted exclude all other outgoings:-

RENTS, OUTGOINGS AND FLOOR AREAS:

Suite 1 (Second Floor)	325 ft ²	£ 6,500 pax	Service Charge £2,134.52 pa	1 Parking Space
Suite 5 (Second Floor)	534 ft ²	£10,680 pax	Service Charge £3,415.23 pa	3 Parking Spaces

We confirm that VAT will be charged on the rents and service charge.

Business rates are to be paid separately by the tenant, however, due to the size of the office suites, these will fall into the small business rates relief giving 100% rates free if the suite is to be your only business premises.



Not to Scale

LEASE

A new 6-year lease/s including a rent review at the end of the third year. The lease to incorporate a rolling break clause operable any time after the first-year subject to a minimum written notice period of 6 months (i.e. a minimum of 18 months term certain to be completed by the tenant).

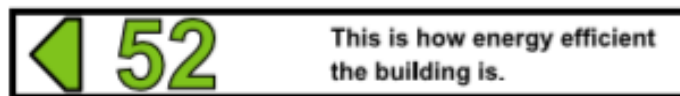
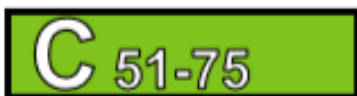
ADDITIONAL PARKING

There is a public car park located immediately behind the Co-op store in the High Street.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the agent

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REF

18/017C Suites 1 or 5 on the Second Floor