

# TOWN CENTRE SECOND FLOOR OFFICE SUITE(S) TO LET - NOW REFURBISHED

**OVERLOOKING PORTESBERY ROAD & HIGH STREET**

280, 420 or 700 ft<sup>2</sup> (26.01, 39.02 or 65.03 m<sup>2</sup>) **£17.65 ft<sup>2</sup>**

**SUITE 6, CAMBERLEY HOUSE, 1 PORTESBERY ROAD,  
CAMBERLEY, SURREY GU15 3SZ**



**7 Alexandra Road  
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GU14 6BU**

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- ▶ **Town Centre Character Period Office Building**
- ▶ **Prominent Corner Location Building**
- ▶ **Kitchenette and Toilets**
- ▶ **Several Public Car Parks Within Walking Distance**
- ▶ **Opposite Camberley Railway Station**
- ▶ **Door Entry System**
- ▶ **LED Lighting**
- ▶ **Refurbished/redecorated**

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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

The premises are overlooking Portesbury Road and the High Street within the Town Centre, and a short walk from The Square and The Atrium shopping centres situated within the town and features many household retailers and restaurant/cafes including Boots, TK Max, Waterstones, Deichmann, Primark, Costa Coffee, Primark, Pizza Express, Nandos, Sainsburys etc.

Camberley Station and bus stops are a short walk from the property.

## DESCRIPTION

The suite is situated on the second floor within this 3 storey character office/retail building believed to have been constructed in the early 20<sup>th</sup> Century. The suite/s is presented as 2/3 offices, plus kitchenette and toilet facilities, please see plan below with the suite indicated in red.



## ACCOMMODATION

Approximate floor area as follows:

Suite 6A	420 ft <sup>2</sup>	39.02 m <sup>2</sup>
Suite 6B	280 ft <sup>2</sup>	26.01 m <sup>2</sup>
Suite 6 (as a whole)	700 ft <sup>2</sup>	65.03 m <sup>2</sup>



## AMENITIES

- Popular Character Town Centre Office Building
- Kitchenette and Toilet Facilities
- Door Entry System
- Gas Heating
- A Short Walk from Camberley Station

## TO LET

Suite 6A (Second Floor)	420 ft <sup>2</sup>	£7,413 pax	Service Charge £2,272.68 pa
Suite 6B (Second Floor)	280 ft <sup>2</sup>	£4,942 pax	Service Charge £1,515.12 pa
Suite 6 (whole suite)	700 ft <sup>2</sup>	£12,355 pax	Service Charge £3,787.80 pa

Please note that the rent excludes all other outgoings and VAT the latter of which is chargeable.

## LEGAL COSTS

Each party to pay their own legal costs in the matter.

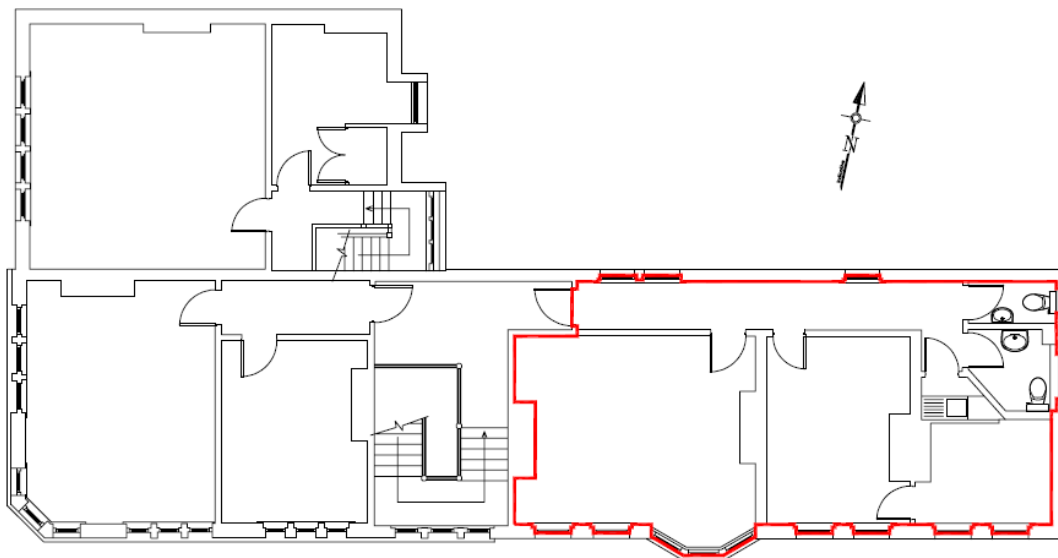
## BUSINESS RATES

The whole suite has a Rateable Value of £3,850 approximately £1,886.50 payable for the year 2024/2025, **HOWEVER, if this is to be your only business premises, then the whole or split suites will be under the provisions of the small business rates relief scheme, and you will benefit from 100% rates relief ie no rates payable.**

## BUILDINGS INSURANCE

Buildings Insurance approximately £276 plus VAT per annum for the whole suite and split pro-rata if taken as two suites.

## FLOORPLAN



SECOND FLOOR - SUITE 6

Plan not to Scale

## ENERGY PERFORMANCE CERTIFICATE (EPC)

101-125

**E**

111 **E**

## VIEWING

Strictly by appointment with the agent:

David Savage  
**Clare & Company**  
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**Mobile:** 07798 761028

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## REF

19/016C - Suite 6 A/B Camberley House