

# SECOND FLOOR OFFICE SUITE WITHIN A PROMINENT TOWN CENTRE OFFICE BUILDING

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

534 ft<sup>2</sup> **£20 ft<sup>2</sup>**

**SUITE 5 KNIGHTWAY HOUSE, PARK STREET,  
BAGSHOT, SURREY GU19 5AQ**



- ▶ **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**



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## 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 5 which is 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

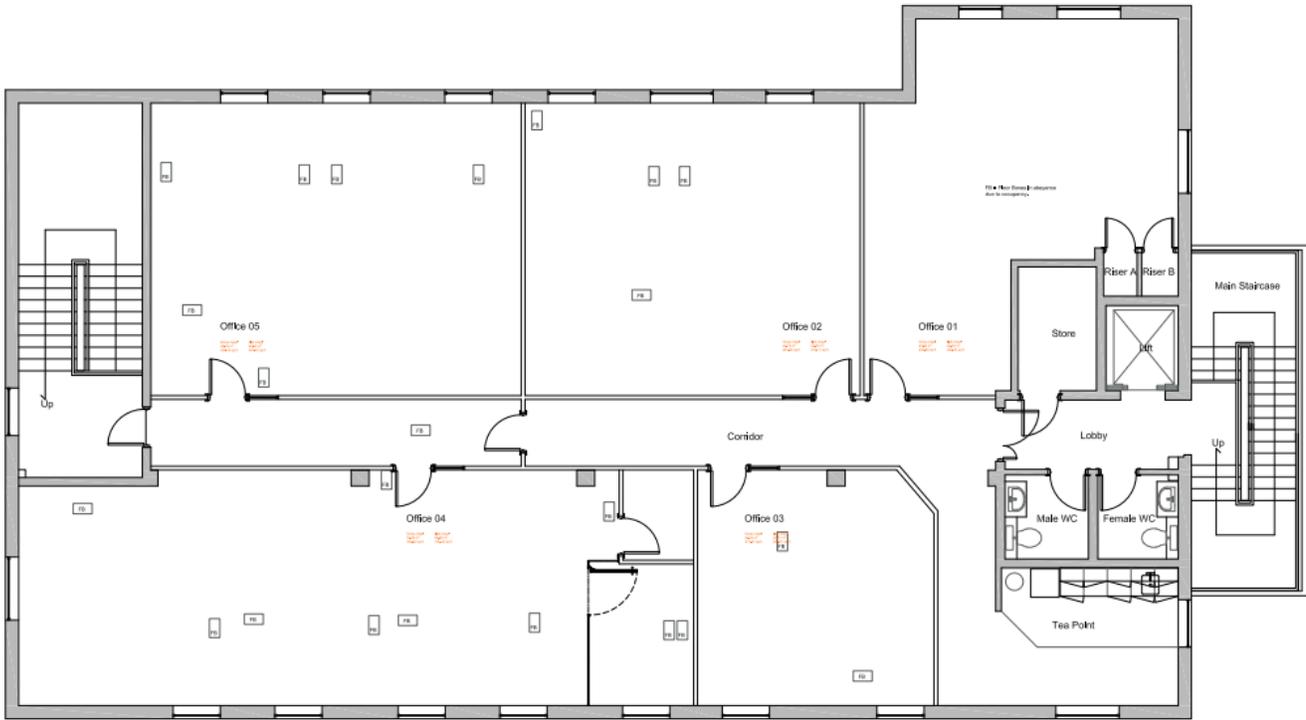
Approximate net useable floor area is as follows, please note that the annual figures quoted exclude all other outgoing:-

## RENTS, OUTGOINGS AND FLOOR AREAS:

Suite 5 (Second Floor)    534 ft<sup>2</sup>    £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).

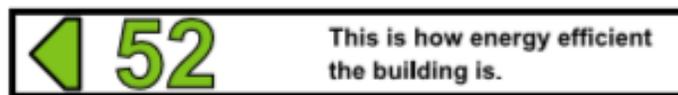
**ADDITIONAL PARKING**

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 Suite 5 on the Second Floor