

Particulars

Commercial Property Surveyors

db real estate

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01276 538300

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

GOOD QUALITY PERIOD STYLE OFFICES TO LET

820 sq ft (76.2 sq m)



**3 THE DEANS, BRIDGE ROAD, BAGSHOT,
SURREY, GU19 5AT**

- Prominent Location
- Good Quality Office Space
- Town Centre Position
- 3 Private Parking Spaces
- Kitchenette
- Front And Rear Access
- New Carpets

LOCATION

The Deans is prominently located fronting Bridge Road, close to the centre of Bagshot and close to the junction of Bridge Road and the A30/London Road. The property is well located being adjacent to the A30, approximately 1 mile from Junction 3 of the M3 Motorway and 0.5 miles from the A322, all of which provide easy and direct access to central London and the south, Bracknell, Camberley, Sunningdale, Ascot, Staines and the M4 Motorway. Bagshot Railway Station is just a minute's drive or 5 minute's walk and provides a regular service to London Waterloo.

DESCRIPTION

The Deans provides 4 self-contained office buildings, each on 3 floors, and the available space comprises the ground floor of 3 The Deans. Each building provides good quality, period style offices with 3 car parking spaces provided per floor in the private car park to the rear.

This ground floor office suite can be accessed from the front or rear, there is new carpeting throughout, surface mounted ceiling lighting and there are separate male and female W.C's provided and shared kitchen areas.

AREA	Ground Floor Offices	820 sq ft	(79.2 sq m)
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The above area has been calculated in a net internal basis and has been provided by the owners.

LEASE

To let on new lease terms, on an effective full repairing and insuring basis, for a period to be agreed. Flexible lease terms can be considered.

RENT

Details of the quoting rent can be obtained from the joint agents.

BUSINESS RATES

We have been advised by Surrey Heath Borough Council that the premises have a rateable value of £10,000. The current rate in the £ is 49.7p which would equate to a rates payable figure for the year April 16/17 of approximately £5,000.

POSSESSION AND VIEWING

The ground floor offices are available immediately. Arrangements to look at the property can be made by contacting the joint sole agents;



e mail: nigel.dickason@dbre.co.uk

Wadham and Isherwood
4a Priory Court, Tuscam Way
Camberley
GU15 3YX

David Bowen
e mail: david@wandi.co.uk

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.