Particulars

Commercial Property Surveyors



GOOD QUALITY 4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX PERIOD STYLE OFFICES

TO LET 790 sq ft (73.4 sq m)



4 THE DEANS, BRIDGE ROAD, BAGSHOT, SURREY, GU19 5AT

- Prominent Location
- Good Quality Office Space
- Town Centre Position
- 3 Private Parking Spaces
- Kitchenette
- 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 second floor of 4 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.

Access is via a shared ground floor entrance/reception at the front of the building, there is new carpeting throughout, surface mounted ceiling lighting and there are separate male and female W.C's provided and a shared kitchen area.

AREA Second Floor Offices

790 sq ft (73.4 sq m)

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. The lease is subject to a service charge, details can be provided by the joint agents.

RENT

£19.50 per square foot per annum exclusive.

BUSINESS RATES

We have been advised by Surrey Heath Borough Council that the premises have a rateable value of £7,200. The current rate in the £ is 49.3p which would equate to a rates payable figure for the year April 18/19 of approximately £3,550. Please note that a small occupier (with only one premises) would not pay any Business Rates as the RV is less than £12,000.

POSSESION AND VIEWING

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



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Misrepresentation Clause: