

# Particulars

Commercial Property Surveyors

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**GOOD QUALITY,  
PROMINENT, TOWN CENTRE OFFICE**

**TO LET**

**220 sq ft (20.5 sq m)**



**SUITE 4, PARK HOUSE, 22/24 PARK STREET,  
CAMBERLEY, SURREY, GU15 3PL**

- Recently Refurbished
- Rarely Available
- Adjacent To The Town Centre And The Atrium
- EPC Rating C (60)
- Prominent Position In Park Street
- Passenger Lift
- Separate Ground Floor Entrance

## LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley area adjacent to the A30, the M3 motorway (junction 4) and the A331 Blackwater Valley Relief Road. Park House is in Camberley town centre, next to 'The Atrium' and opposite the Obelisk Way entrance into 'The Mall'.

'The Mall' provides some 90 shops whilst 'The Atrium' offers additional retailers plus leisure facilities (including a Vue cinema, 10 pin bowling and a health and fitness centre) and a number of restaurants and cafes (including Starbucks, Café Rouge, Bills, Prezzo, Wagamama's, Chiquito's and Frankie & Benny's).

## DESCRIPTION

Park House provides modern offices on first and second floors, within a smart, modern detached building. The offices have been refurbished both inside and out and now provide good quality and impressive office space in a prominent town centre position. There are separate male and female W.C.'s, a shared kitchen and a passenger lift. The main entrance is off Park Street, which has also been upgraded. The public car park at 'The Atrium' is directly behind Park House and is within 1 minutes' walk.

**AREA**      **Second Floor – Suite 4**      **220 sq ft**      **(20.5 sq m)**

The above area has been calculated on a net internal basis from measurements taken on-site.

## LEASE

Suite 4 is available on a flexible lease for a period to be agreed, the lease will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954.

## ALL INCLUSIVE CHARGE

Suite 4 - £7,200 per annum (£600.00 per month).

The "all inclusive charge" includes rent, service charge, building insurance and all electricity charges. The only charges not included are the tenants own telecoms and data costs and Business Rates.

The landlords are responsible for the on-going general up keep, repair and maintenance of the overall building (including all heating costs, lift maintenance, fire alarm maintenance, access control and alarm costs, etc.) but these costs are all included in the "all inclusive charge" as set out above.

## BUSINESS RATES

We are advised that the Rateable Value for Suite 4 is, £3,400, the rate in the £ is 0.493 pence, therefore the current rates payable, for the year April 2018-April 2019, will be approx. £1,700. A 'small occupier' however would not be required to pay any Business Rates under current arrangements.

## POSSESSION AND VIEWING

The premises are available within 3 to 4 weeks subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the sole agents;



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07958 651566

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