

# Particulars

Commercial Property Surveyors

**db** real estate

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

**HIGH QUALITY,  
MODERN, OFFICE SPACE**

**TO LET**

**Fully Fitted & Ready To Go**

**2,341 sq ft (217.5 sq m)**



## **BUILDING 4.3, FRIMLEY BUSINESS PARK, CAMBERLEY, SURREY, GU16 7SG**

- High Quality Offices
- Fully Fitted/Furnished
- At Least 10 Parking Spaces
- On Site Coffee Shop/Café
- On Site Gym
- Short Term or Long Term
- Shared Separate W.C's
- Adjacent To M3 Motorway (Junction 4)
- Ground Floor Space
- Air Conditioning

## LOCATION

Frimley is immediately adjacent to Junction 4 of the M3 Motorway, midway between Camberley and Farnborough and close to not only the M3 but also the A30 and the A331 Blackwater Valley Relief Road. Building 4.3 forms part of Frimley Business Park, a smart and prestigious business park which has attracted/houses such occupiers as Novartis, Handelsbanken, Genesys, Hyster Yale and many others.

Frimley Business Park benefits from fantastic and speedy access straight off Junction 4 of the M3 Motorway. In addition, there is a coffee shop/café on site and a gymnasium for tenants on the park. Lastly, Frimley railway station and the town centre (with restaurants, shops, pubs, a Waitrose, etc.) are within 5-10 minutes walk.

## DESCRIPTION

The available space is modern, high quality, ground floor air conditioned office space within Building 4.3, which was refurbished 5 years ago to a good standard. The current tenant has fitted out the space to provide a mix of offices, meeting rooms, open plan areas plus a rest area/kitchen and a reception area. There are shared separate male and female W.C.'s, on the ground and first floors and the space includes approx. 10 parking spaces. The offices incorporate suspended ceilings, flush fluorescent lighting and air conditioning and are currently fully fitted/furnished. The furniture and fixtures and fittings are available to purchase.

<b>AREA</b>	<b>Ground Floor Offices</b>	<b>2,341 sq ft</b>	<b>(217.5 sq m)</b>
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The above area has been calculated on a net internal basis from measurements taken on-site.

## LEASE

The space is currently held on an internal repairing and decorating lease which expires 24<sup>th</sup> December 2018, together with a fully recoverable service charge. The offices can be offered on a very short term basis or the landlords can grant a new lease for a term to be agreed. Further details are available from the agents.

## RENT

£17.50 per sq ft per annum exclusive plus VAT.

## SERVICE CHARGE

The landlords are responsible for the general up keep, repair and maintenance of the overall building and common areas and a fair proportion of the actual costs are recovered from the tenants. Further details are available from the agents.

## BUSINESS RATES

Surrey Heath Borough Council have advised that the Rateable Value for the offices is currently £31,750 and the rate in £ is 0.493 pence. Therefore, the current rates payable, for the year April 2018-April 2019, will be approx. £16,660.

## POSSESSION AND VIEWING

The premises are available immediately. To view the property please contact the sole agents;



nigel.dickason@dbre.co.uk  
07958 651566

### 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.