

BUILDING 410 | FRIMLEY BUSINESS PARK | CAMBERLEY | SURREY

Good Quality, Self Contained Office Premises

**NOW
available at
ZERO RENT
to February
2014**
Subject to terms
and conditions



18,050 sq.ft. (1,676.88 sq.m.) **TO LET**

- Air Conditioning / Comfort Cooling
- Business Park Location
- Flexible Lease Terms
- Adjacent To M3 (Junction 4)
- 73 On-Site Parking Spaces

An excellent location on a well established, high profile, business park.

Location

Building 410 is at the centre of the Frimley Business Park, which is directly adjacent to Junction 4 of the M3 Motorway. The centre of Frimley is within 5-10 minutes walk and provides shopping facilities, banks, public houses, restaurants and a main line railway station.

Description

Building 410 offers good quality office space on ground and first floors and is one of two self-contained office premises at the centre of the Frimley Business Park which has excellent access to the M3. The building incorporates carpeting, suspended ceilings, cat II lighting, male and female toilets and air conditioning / comfort cooling throughout the first floor and to a large proportion of the ground floor. The first floor also provides a raised floor throughout. There are approximately 73 private parking spaces on site.

Areas

Reception	315 sq ft	(29.26 sq m)
Ground floor	8,855 sq ft	(822.65 sq m)
First floor	8,880 sq ft	(824.97 sq m)
Total approximate floor area	18,050 sq ft	(1,676.88 sq m)

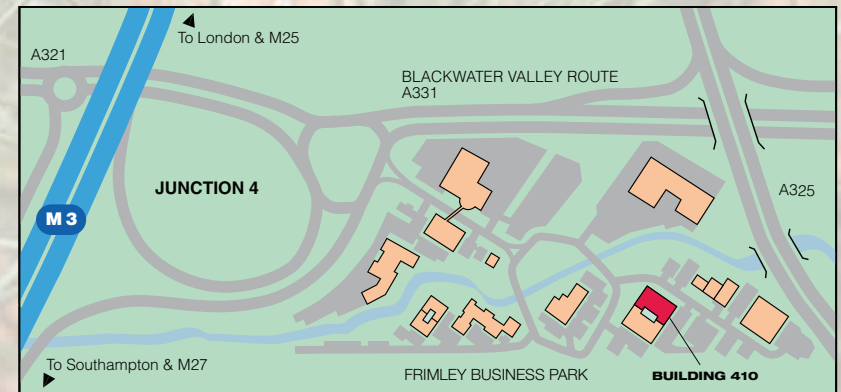
The above floor areas have been calculated on a net internal basis from figures taken from existing records.

Terms

Building 410 is offered on a new, flexible, sub-lease for a term to be agreed. Any sub-lease granted will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954.

Rent

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



Possession & Viewing

Building 410 is available for immediate occupation, subject to completion of legal formalities.



nigel.dickason@dbre.co.uk

Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.