

## GOOD QUALITY, PERIOD STYLE OFFICES TO LET

**824 sq.ft. TO 1,680 sq.ft.  
(76.6 sq.m TO 156.1 sq.m.)**



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

- Prominent Location
- Flexible Lease Terms
- Good Quality Offices
- Town Centre Position
- 3 Parking Spaces Per Floor
- W.C.'s And Kitchen Areas

## 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 and first floors 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.

The ground floor offices can be accessed from the front or rear, the upper floors are accessed only from the front. There is carpeting throughout, some surface mounted lighting and wall mounted up lighters and there are separate male and female W.C's provided and shared kitchen areas.

## Areas

<b>Ground Floor Offices</b>	<b>856 sq ft</b>	<b>(79.5 sq m)</b>
<b>First Floor Offices</b>	<b>824 sq ft</b>	<b>(76.6 sq m)</b>
<b>2 x floors combined</b>	<b>1,680 sq ft</b>	<b>(156.1 sq m)</b>

The above areas have been supplied by the landlords and calculated on a net internal basis.

## 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

Details of the Business Rates currently payable are available from the joint agents but as a guide we would suggest the Business Rates payable could be in the region of £5.50 to £5.70 per sq ft.

## Possession and Viewing

Possession can be granted immediately, subject to completion of legal formalities. For an appointment to inspect the offices please contact the joint sole agents:



nigel.dickason@dbre.co.uk



e mail: dbowen@vailwilliams.com

### 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.

# Energy Performance Certificate

## Non-Domestic Building



4 The Deans, Bridge Road  
BAGSHOT  
GU19 5AT

Certificate Reference Number:  
0730-0532-9379-9923-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ 114

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	297
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	67.7

### Benchmarks

Buildings similar to this one could have ratings as follows:

**34** If newly built

**91** If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

<b>Assessment Software:</b>	Lifespan SBEM v4.1.d using calculation engine SBEM v4.1.d.0
<b>Property Reference:</b>	397385990000
<b>Assessor Name:</b>	Trevor Harding
<b>Assessor Number:</b>	RICS300072
<b>Accreditation Scheme:</b>	Royal Institution of Chartered Surveyors
<b>Employer/Trading Name:</b>	T J Harding & Associates
<b>Employer/Trading Address:</b>	12 Fennel Close, Farnborough, Hants, GU14 9XD
<b>Issue Date:</b>	26 Jul 2012
<b>Valid Until:</b>	25 Jul 2022 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner

**Recommendations for improving the property are contained in Report Reference Number: 0899-2539-7940-7300-3203**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**