

## PROMINENT TOWN CENTRE OFFICES TO LET

**1,303 sq ft (121 sq m)**



**1 ALBERT STREET,  
CAMBERLEY, SURREY, GU15 3SP**

- Great Value Rent At Just £6.50 Per Sq Foot
- Completely Redecorated
- New Carpeting
- Town Centre Position
- Close To/Opposite "The Atrium"
- Flexible Lease Terms
- Railway Station Nearby

## Location

Camberley is an expanding commercial centre forming part of the Blackwater Valley area adjacent to the A30, M3 motorway (junction 4) and A331 Blackwater Valley Relief Road. 1 Albert Road is in Camberley town centre, close to the Park Street entrance to the Main Square shopping centre and close to the Main Square Multi Storey car park.

1 Albert Road is in an ideal location to take advantage of Camberley's existing extensive town centre facilities but is also directly opposite the new leisure and retail development, The Atrium, in Park Street, which provides retail premises (including Next and Virgin), leisure facilities (including a Vue cinema and a health and fitness centre) and a number of restaurants and cafes (including Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's and Frankie & Benny's).

## Description

1 Albert Road provides a modern, self contained, first floor office suite with a kitchen area and private male and female W.C.'s. Access is via a ground floor entrance at the rear of the property, with private stairs which lead to the first floor. The offices have been completely redecorated and new carpets have been fitted throughout. The offices also benefit from heating and lighting throughout.

<b>Areas</b>	Total Approx. First Floor Area	1,303 sq ft	(121 sq m)
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The above area has been calculated on a net internal basis from measurements taken on site, in accordance with the RICS Code of Measuring Practice.

## Lease

The office suite is available to let on new internal repairing and decorating lease, direct from the landlords, for a term to be agreed. Long term or short term leases are available with or without break clauses. Short-term lease's will be excluded from the security of tenure provisions of The Landlord & Tenant Act 1954.

## Rent

Just **£6.25 per sq ft** per annum exclusive fixed for 3 years.

## Service Charge

The landlords will levy a service charge to recover a fair proportion of costs incurred by them in the upkeep, maintenance and running of all shared and external parts of the property. The landlords will also recover a fair proportion of the building insurance premium. Details can be obtained from the sole agent.

## Possession & Viewing

The accommodation is available for immediate occupation subject to completion of legal formalities. For an appointment to view please contact the joint sole agents:



nigel.dickason@dbre.co.uk



scollins@collinsandjarvis.co.uk

### 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.