

PROMINENT TOWN CENTRE OFFICES TO LET

**1,110 sq ft to 2,220 sq ft
(103.1 sq.m. to 206.3 sq.m.)**



123 LONDON ROAD, CAMBERLEY, SURREY

- Main Road/Town Centre Position
- Prominent Location
- Flexible Lease Terms
- Shared W.C's And Kitchenette
- First And Second Floor Offices
- Close To Railway Station
- Previously Occupied By Recruitment Agencies

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, all of which provide excellent communication links to both the south coast and central London and nearby regional centres. 123 London Road is in Camberley town centre on the corner of London Road and the High Street.

123 London Road is in an ideal location to take advantage of Camberley's existing extensive town centre facilities which now include the new leisure and retail development, The Atrium, in Park Street, which provides new 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

The accommodation provides very prominent, self-contained, first and second floor offices which are mainly open plan but partitioning has been installed to form private offices. The accommodation benefits from electric heating, carpeting and fluorescent strip lighting in surface mounted boxes. Access is via a separate, marble tiled, ground floor entrance that is shared with the tenants on the third floor. On the half landings are shared separate male and female toilet facilities together with a shared kitchenette.

Areas	First Floor Offices	1,100 sq ft	(102.2 sq m)
	Second Floor Offices	1,120 sq ft	(104.1 sq m)
	Total approximate floor area	2,220 sq ft	(206.3 sq m)

The above areas have been calculated on a gross internal basis from measurements taken on site.

Lease

The offices are available on a new internal repairing and insuring leases for a term to be agreed, flexible lease terms are available including a short or long term lease, with or without break clauses.

Rent

£12.00 per square foot per annum exclusive.

Service Charge/Building Insurance

A service charge is levied by the landlords to recover a proportion of the costs incurred by them in the repair, maintenance and upkeep of the external parts of the property and common areas. In addition the landlords also recover a fair proportion of the building insurance premium.

Possession & Viewing

The offices are available for immediate occupation subject to completion of legal formalities. For an appointment to view please contact the sole agents.



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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.