

## **GOOD QUALITY, AIR CONDITIONED OFFICES TO LET**

**6,355 sq ft to 31,980 sq ft  
(590.39 sq m to 2,970.97 sq m )**



### **PEMBROKE HOUSE, PEMBROKE BROADWAY, CAMBERLEY, SURREY**

- Great Value Offices
- Floors Available From 6,355 sq ft Upwards
- One Of The Most Prominent Buildings In Camberley
- Flexible Lease Terms
- Private On-Site Car Parking
- Town Centre Position
- Air Conditioning
- Fixed/Capped Service Charge

## Location

Camberley is a successful and expanding commercial centre forming part of the Blackwater Valley area and is adjacent to the A30, the M3 motorway (junction 4) and the A331 Blackwater Valley Relief Road, all of which provide excellent communication links to both the south coast and central London and nearby regional centres.

Pembroke House is located in a prominent town centre position in Pembroke Broadway, close to its junction with Park Street and within only 200 meters of Camberley's mainline railway station 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

Pembroke House was completely refurbished approx. 5/6 years ago and provides good quality offices on ground, first, second and third floors, which benefit from comfort cooling and raised floors throughout. The building incorporates brick elevations and access is via the central main reception off Pembroke Broadway.

Pembroke House provides a mix of cellular offices and open plan areas, kitchen areas and each floor incorporates separate male and female toilet facilities. There are 52 private on site parking spaces.

<b>Areas</b>	Ground floor reception	455 sq ft	(42.27 sq m)
	Ground floor offices	6,355 sq ft	(590.39 sq m)
	First floor offices	7,395 sq ft	(687.01 sq m)
	Second floor offices	9,200 sq ft	(854.70 sq m)
	Third floor offices	8,575 sq ft	(796.60 sq m)
	<b>Total approximate floor area</b>	<b>2,001 sq ft</b>	<b>(185.9 sq m)</b>

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

## Lease

Flexible lease terms are available to June 2015. Short leases and/or break clauses will be considered. Any new sub-lease will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954.

## Rent

The offices are offered at a very competitive rental level of £10.00 per sq ft per annum exclusive.

## Service Charge

The landlords will charge a fixed service charge of £5.00 per sq ft to cover all upkeep, repair, maintenance and general running costs, with the exception of electricity consumed by the tenant, telephone charges and business rates. The service charge will not be increased, save for annual RPI increases.

## Possession & Viewing

The accommodation is available for immediate occupation subject to completion of legal formalities and the redecoration/refurbishment works. For an appointment to view please contact the sole agent:



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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.