

# TO LET

Prominent fully fitted and  
furnished modern town  
centre offices

5,716 sq ft (531.2 sq m)



Norwich House, Knoll Road,  
Camberley  
Surrey GU15 3SY



## 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.

Norwich House is adjacent to Camberley town centre, on the corner of Knoll Road and London Road and is within easy walking distance of shopping facilities, public houses, restaurants, banks and the main line railway station. Camberley also benefits from the new leisure and retail development, The Atrium, in Park Street, which offers 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 cafés (including Starbucks, Café Rouge, Prezzo, Wagamama's, Chiquito's and Frankie & Benny's)

## DESCRIPTION

Norwich House provides prominent modern offices. The available space comprises the north wing of the ground floor and benefits from:-

- air conditioning
- suspended ceilings
- category II lighting
- perimeter trunking

Separate male and female toilet facilities are provided in the common areas and access is via a smart and spacious shared ground floor reception area.

The offices have recently been refurbished and fitted out to a high standard and benefit from:-

- seven private offices
- two meeting rooms
- 26 x open plan desking positions
- reception area
- kitchenette
- fitted comms room with enhanced cooling
- fully cabled and furnished
- 11 car parking spaces

## AREA

Ground floor offices 5,716 sq ft (531.2 sq m)

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 offices are available on a new flexible sub-lease, for a term up to March 2012. Any sub-lease granted will be excluded from the security of tenure provisions of The Landlord & Tenant Act 1954.

## RENT

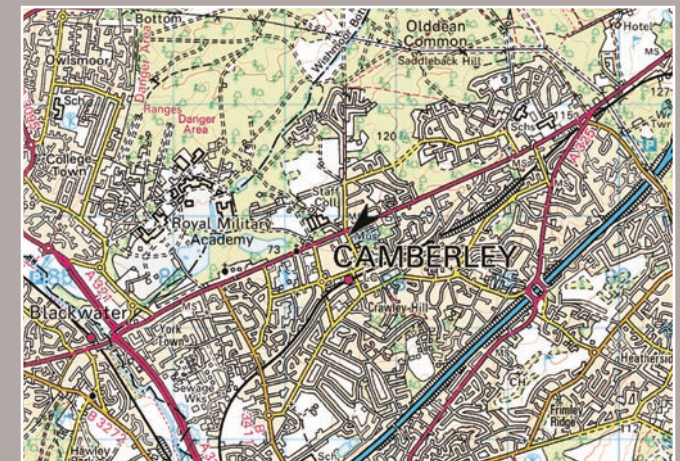
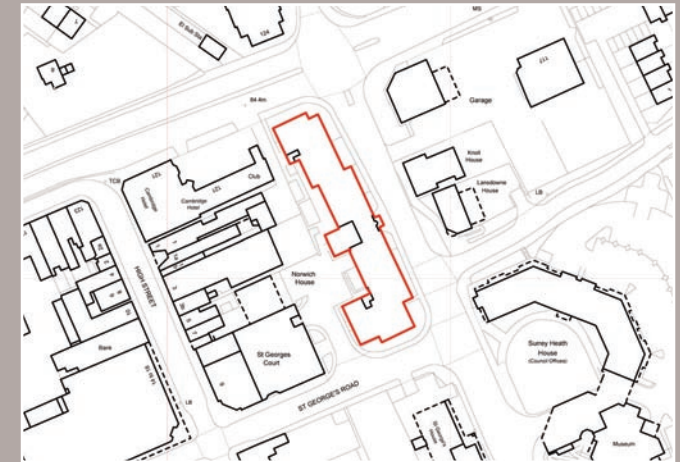
From just £10.00 per sq ft per annum exclusive. Great deals are available, please speak to the joint agents.

## 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**  
DB Real Estate  
Tel: 01276 538300  
nigel.dickason@dbre.co.uk

**Fergus Jagger**  
Gerald Eve LLP  
Tel. 020 7653 6831  
fjagger@geraldve.com



Crown Copyright 2010 Licence number 100020449.

Crown Copyright 2010 Licence number 100020449.

## Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP and Baker Davidson Thomas for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP and Baker Davidson Thomas have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP and Baker Davidson Thomas, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP and Baker Davidson Thomas or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991.