Particulars Commercial Property Surveyors



GOOD QUALITY,

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3Y)

PROMINENT, TOWN CENTRE OFFICES

TO LET

Completely Refurbished

220 sq ft & 670 sq ft (20.4 sq m & 62.2 sq m)







PARK HOUSE, 22/24 PARK STREET, CAMBERLEY, SURREY, GU15 3PL

- Completely Refurbished
- Only 2 Suites Left
- Adjacent To The Town Centre And The Atrium
- Prominent Position In Park Street
- Separate Private Ground Floor Entrance
- Passenger Lift Serving Both Floors

Location

Camberley is an expanding commercial centre forming part of the Blackwater Valley area adjacent to the A30, the M3 motorway (junction 4) and the A331 Blackwater Valley Relief Road. Park House is in Camberley town centre, next to 'The Atrium' and opposite the Obelisk Way entrance into 'The Mall'.

Park House is close to 'The Mall', which provides some 90 shops, and next to 'The Atrium', which offers additional retailers plus leisure facilities (including a Vue cinema, 10 pin bowling and a health and fitness centre) and a number of restaurants and cafes (including Starbucks, Café Rouge, Bills, Prezzo, Wagamama's, Chiquito's and Frankie & Benny's).

Description

Park House provides modern offices on first and second floors, within a smart, modern detached building. The offices have been refurbished both inside and out and now provide good quality and impressive office space in a prominent town centre position. There are separate male and female W.C.'s, a shared kitchen and a passenger lift. The main entrance is off Park Street, which has also been upgraded. The new public car park at 'The Atrium' is directly behind Park House and is within 1 minutes' walk.

Areas	First Floor Offices	Let to Foster Harrington		
	Second Floor – Suite 1	Available	670 sq ft	(62.2 sq m)
	Second Floor – Suite 2	Let to Syntech Recruitment		
	Second Floor – Suite 3	Let to MPA		
	Second Floor – Suite 4	Available	220 sa ft	(20.4 sq m)

These areas have been calculated on a net internal basis from measurements taken on site.

Lease

The 2 remaining suites are available on flexible leases for a period to be agreed. Any short lease granted will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954.

All Inclusive Charge

Suite 1 - £15,745 per annum.

Suite 4 - £5,500 per annum.

The "all inclusive charge" includes rent, service charge, building insurance and all electricity charges. The only charges not included are the tenants own telecoms and data costs and Business Rates.

The landlords are responsible for the on-going general up keep, repair and maintenance of the overall building (including all heating costs, lift maintenance, fire alarm maintenance, access control and alarm costs, etc.) but these costs are all included in the "all inclusive charge" as set out above.

Business Rates

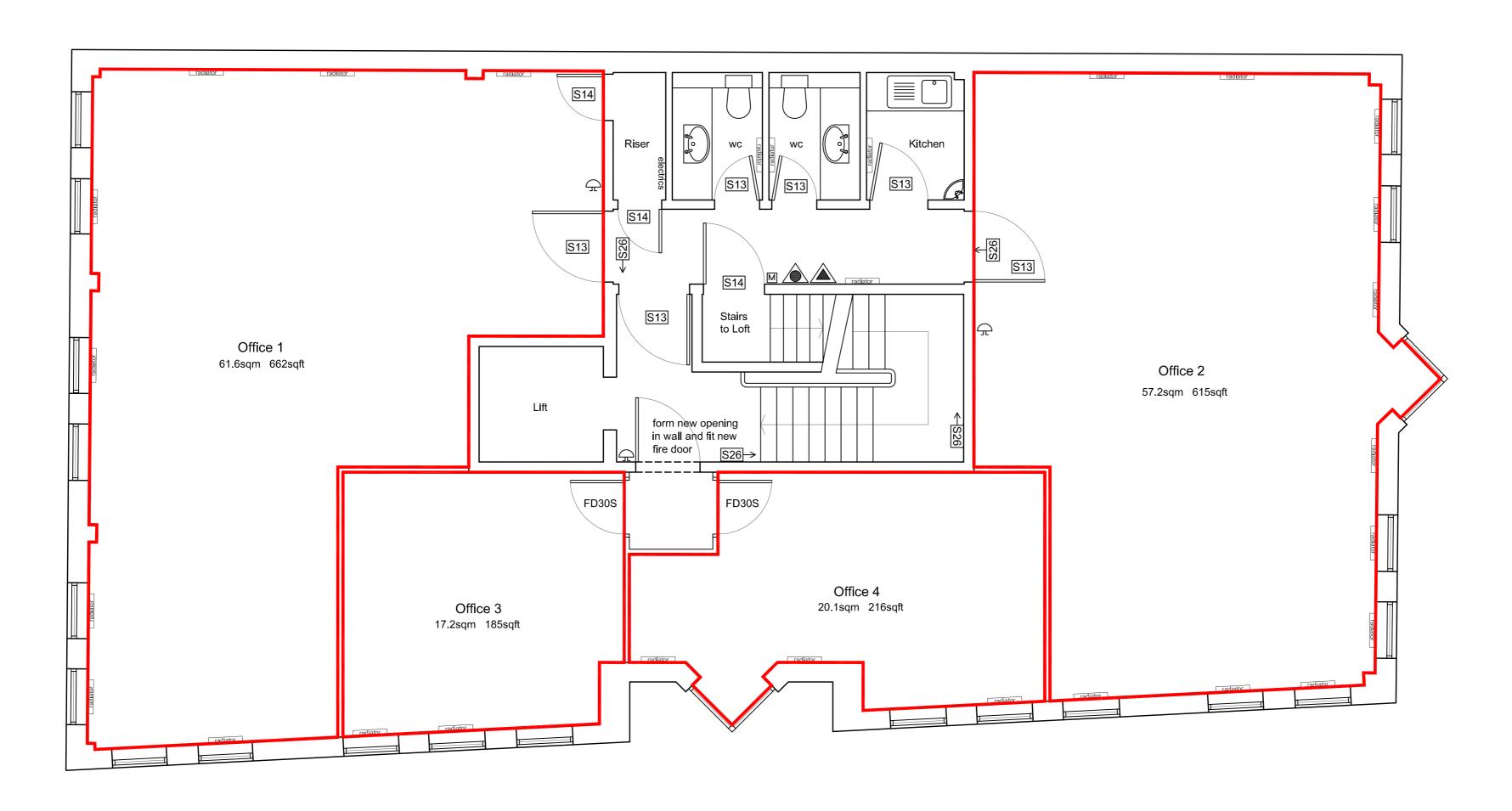
The Business Rates are being re-accessed; further information is available from the agents.

Possession and Viewing

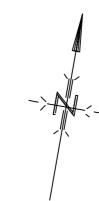
The two remaining suites are available for immediate occupation, subject to completion of legal formalities. For an appointment to view please contact the sole agents:

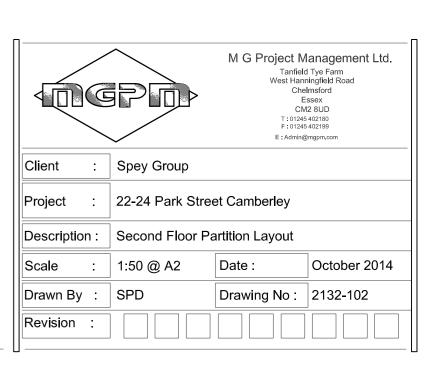


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2nd FLOOR PLAN





Energy Performance Certificate



Non-Domestic Building

1ST AND 2ND FLOOR 22-24 Park Street CAMBERLEY GU15 3PL **Certificate Reference Number:** 0930-5992-0367-5912-1060

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.

Energy Performance Asset Rating

More energy efficient



••••••Net zero CO2 emissions

A₀₋₂₅

B 26-50

C 51-75

4 60

This is how energy efficient the building is.

D₇₆₋₁₀₀

101-125

F 126-150

Gover 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 467 Building complexity (NOS level): 3 Building emission rate (kgCO₂/m²): 36.6

Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

59

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.