

# Particulars

Commercial Property Surveyors



dbre.co.uk

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4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

**GOOD QUALITY,  
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.

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

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:



nigel.dickason@dbre.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.



# 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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 60

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 467  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 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.