

Particulars

Commercial Property Surveyors

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01276 538300

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

ONLY 1 FLOOR LEFT

**GOOD QUALITY,
AIR-CONDITIONED OFFICES**

TO LET (Rent just £16.00 per sq ft)

2,635 sq ft (178.4 sq m)



SEAL HOUSE, 56 LONDON ROAD, BAGSHOT, SURREY, GU19 5HL

- Very Prominent Location
- M3 Motorway – Just 2 minutes
- Air Conditioning Throughout
- 11 Parking Spaces
- Passenger Lift
- First Floor Offices
- Redecorated Throughout
- EPC = D – 82

LOCATION

Bagshot is a busy, popular and successful centre, located on the A30/London Road midway between Camberley and Ascot and Seal House is prominently located fronting the A30/London Road, adjacent to the centre of Bagshot, which provides, shops, restaurants, etc. The property is also just 1 mile from Junction 3 of the M3 Motorway and 0.5 miles from the A322, which provide easy and direct access to central London and the south, Bracknell, Camberley, Sunningdale, Ascot, Staines and the M4 Motorway.

Bagshot Railway Station is just a 5 minute walk and provides a regular service to London Waterloo (3 x direct early am and a regular service via Ascot the rest of the day – journey time approx. 1 hr 10 min).

DESCRIPTION

Seal House provides modern, good quality, air-conditioned office space on ground and 3 upper floors. There are separate male and female W.C.'s on each floor and the whole building is served by a passenger lift. Access is via a smart, large, shared entrance hall with a tiled floor which gives access to the passenger lift/stairs.

The available space is the whole of the first floor, the second and third floors have recently been let. There is carpeting throughout, Cat 2 flush fluorescent lighting, a raised floor throughout, great natural lighting and the offices provide a bright good quality office which includes a limited amount of partitioning forming 2 private offices. Externally there are 11 private parking spaces which equates to approx. 1 space for every 240 sq ft of office space.

AREAS

Ground Floor – Reception and Single Office	200 sq ft	18.6 sq m
First Floor – Available	2,635 sq ft	244.8 sq m
Second Floor – LET TO IRHYTHM TECH		
Third Floor – LET TO IRHYTHM TECH		
Total Approx. Floor Area	2,835 sq ft	263.4 sq m

The above areas are calculated on a net internal basis and are taken from existing historical records.

LEASE

The first floor is available to let on a new effective full repairing and insuring lease, for a period to be agreed. Flexible lease terms can be considered to include break options, etc., if required.

RENT

The quoting rent is a very competitive £16.00 per sq ft per annum exclusive.

BUSINESS RATES

We have been verbally advised by Surrey Heath Borough Council that the Rateable Value for the whole property is £77,000. The current rate in the pound is 0.504, as such the Business Rates payable for the whole property will be approx. £39,000 for the year April 19/April 20 or approx. £5.15 per sq ft. As a guide for the first floor a budget of £6.00 per sq ft should be appropriate.

POSSESSION AND VIEWING

The office floor is available immediately subject to completion of the legal paperwork. Arrangements to look at the floor can be made by contacting the sole agents;



E mail: nigel.dickason@dbre.co.uk
07958 651566

Misrepresentation Clause:

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