

GOOD QUALITY, AIR CONDITIONED OFFICES TO LET

1,906 sq.ft. (177.1 sq.m.)



**3rd FLOOR, SEAL HOUSE, LONDON ROAD,
BAGSHOT, SURREY, GU19 5HL**

- Prominent Location
- Good Quality Offices
- Town Centre Position
- 8 Parking Spaces
- Passenger Lift

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 well located and is approximately 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 minute's drive or 5 minute's walk and provides a regular service to London Waterloo.

Description

Seal House provides modern, good quality, air conditioned office space on 3 upper floors and the available space comprises the whole of the third floor. 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.

There is carpeting throughout, Cat 2 flush fluorescent lighting, a raised floor throughout, great natural lighting and the whole floor provides a bright, good quality office area which also currently includes a limited amount of partitioning forming two private offices and a meeting room. Externally there are 8 parking spaces provided exclusively for the use of the occupier of the third floor.

Areas 3rd Floor Offices

1,906 sq ft

(177.1 sq m)

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

Lease

To let on new lease, on an effective full repairing and insuring basis, for a period to be agreed. Flexible lease terms can be considered.

Rent

Details of the quoting rent can be obtained from the joint agents.

Business Rates

We have been verbally advised by the Business Rates department that the Rateable Value for the premises is £24,250. The current rate in the £ is 48.2p and therefore the Business Rates payable will be in the order of £11,700 for the year April 14/April 15..

Possession and Viewing

Possession can be granted immediately, subject to completion of legal formalities. For an appointment to inspect the offices please contact the agents:



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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.