

# Particulars

Commercial Property Surveyors

**db** real estate

dbre.co.uk

**01276 538300**

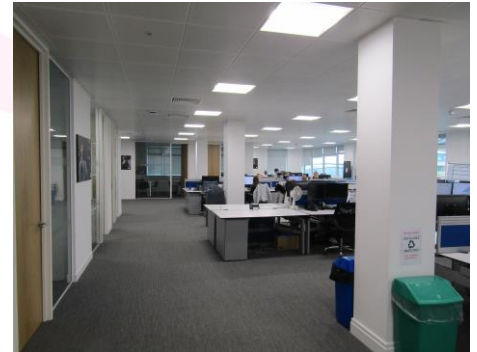
**\*PRELIMINARY DETAILS\***

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

**'GRADE A' FULLY FITTED  
OFFICES ON FLEXIBLE TERMS**

**TO LET**

**4,007 sq ft (372.3 sq m)**



**THETA, FRIMLEY ROAD, FRIMLEY, CAMBERLEY,  
SURREY, GU16 7ER**

- Fully Fitted
- Immediate Occupation
- Air Conditioning Throughout
- 21 Parking Spaces
- Showers
- Passenger Lifts
- Refurbished Throughout
- Kitchen/Break Out Area
- Voice/Data Cabling
- EPC = C – 70

## LOCATION

Frimley is a busy commercial centre at the heart of the Blackwater Valley lying between Farnborough and Camberley and close to junctions 4 & 4A of the M3 motorway. The area is internationally recognised as the home of the Farnborough Air show and has strong ties with technology and aviation industries.

Theta is located in a prominent position off Lyon Way and fronting Frimley Road and is only 5 minutes from the centre of Frimley and Waitrose. Frimley also provides a railway station and all the usual High Street amenities including restaurants, public houses and shopping.

## DESCRIPTION

Theta is a modern, detached, high quality, Grade A, office building on ground, first and second floors which was recently refurbished and decorated throughout. The overall property provides an impressive double height reception with seating, air conditioning and raised floors throughout, metal tile ceilings, LED lighting and showers/W.C's on each floor.

The available space comprises a self-contained suite on the second floor which benefits from an extensive tenant fit out which was carried out by the current tenant and provides approx. 7 cellular offices, a separate larger meeting room, a larger more general open plan area, a kitchen/break out area, a storage wall, blinds throughout and voice/data cabling. There are also 21 private parking spaces provided.

<b>AREAS</b>	<b>Total Approx. Second Floor Area</b>	<b>4,007 sq ft</b>	<b>372.3 sq m</b>
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The above areas are calculated on a net internal basis from measurements taken on site.

## LEASE

The offices are held on an existing internal repairing and decorating lease which is subject to a capped service charge and which expires in October 2027 but incorporates a tenant's break clause in October 2022. Either a short term or longer term lease is available, further details are available from the agents.

## RENT

The passing rent is £22.00 per sq ft per annum exclusive, payable quarterly in advance, plus VAT.

## BUSINESS RATES

We have been verbally advised by Surrey Heath Borough Council that the Rateable Value for the office suite is £51,000. The current rate in the pound is 0.504, as such the Business Rates payable for the suite will be approx. £25,800 for the year April 19/April 20.

## POSSESSION AND VIEWING

The offices are available immediately subject to completion of the legal paperwork. Arrangements to look at the property can be made by contacting the sole agents;



E mail: [nigel.dickason@dbre.co.uk](mailto:nigel.dickason@dbre.co.uk)  
07958 651566

### 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.



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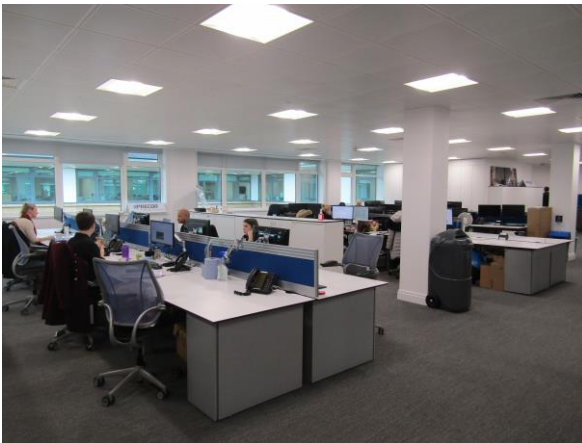
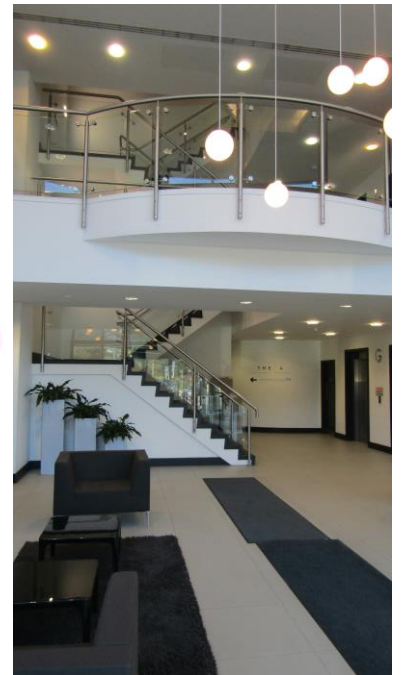
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