

## FOR SALE / TO LET Office / Showroom

St George's Court, St George's Road  
Camberley, Surrey GU15 3QZ



### CONTACT

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**Clare & Company**

01252 415900  
ds@clareandcompany.co.uk

Modern office/showroom on ground floor

135.51 sq m (1,459 sq ft)

Single floor plate

Benefits from B1, A1 and A2 use

Town centre location

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### Location

St George's Court forms part of an attractive mixed use development comprising 23 luxury apartments and ground floor office/showrooms.

The unit is located on St George's Road immediately off Camberley High Street, conveniently located within walking distance of The Mall Shopping Centre and Camberley Mainline Railway Station, providing regular services to London Waterloo.

Local occupiers include **Robert Dyas**, **Halifax** and **British Heart Foundation**.

There are excellent road connections with the A30 adjacent to the property, providing direct access onto Junction 3 and 4 of the M3 Motorway, in turn linking to the M25 and the M4 to the west.

### Description

The premise is accessed directly from the street frontage and is comprised of an open plan office/showroom accommodation with a separate kitchen and disabled WC.

Internally the premise has been fitted with raised wood flooring and a mix of recessed down lighters and halogen display spotlight fittings. There is the benefit of electric heating and 3 phase electricity supply.

The property benefits from Class B1, A1 and A2 planning permission.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Total</b>	<b>135.51</b>	<b>1,459</b>

Note: The above areas have been calculated in accordance with IPMS3. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Tenure

Offers of £275,000 are invited for a new 119 year lease at a peppercorn. Alternatively, our client will consider an effective full repairing and insuring lease for a term to be agreed at a rent of £25,000 per annum exclusive.

### Service Charge

The service charge is approximately £1,266 per annum.

### Rating

We are advised that the Rateable Value for the property is £13,500 and the UBR for 2017/18 is 47.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: D.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through the joint agents.





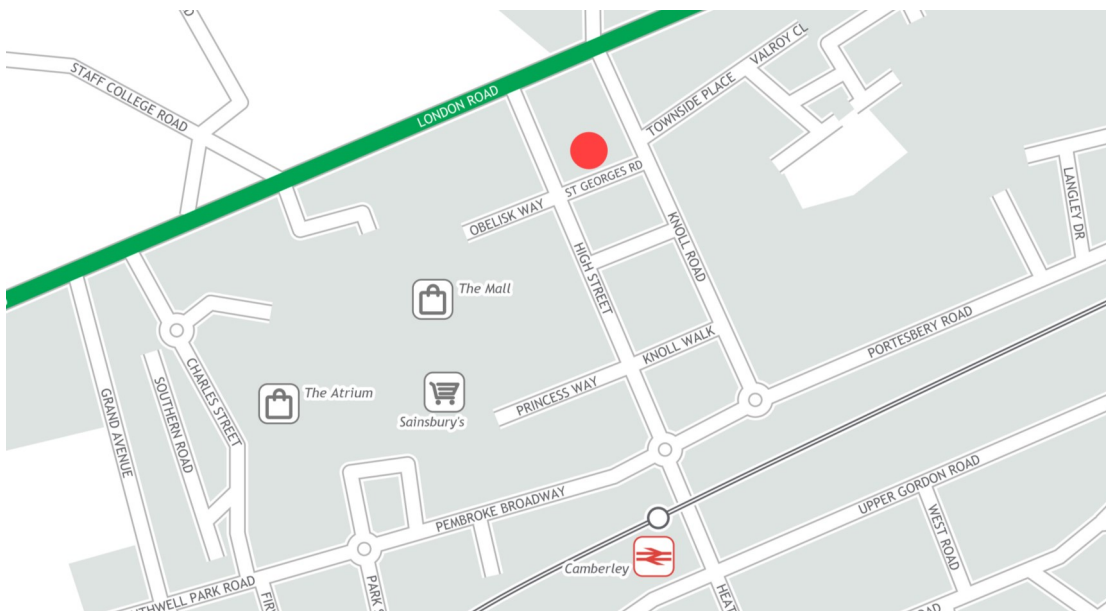
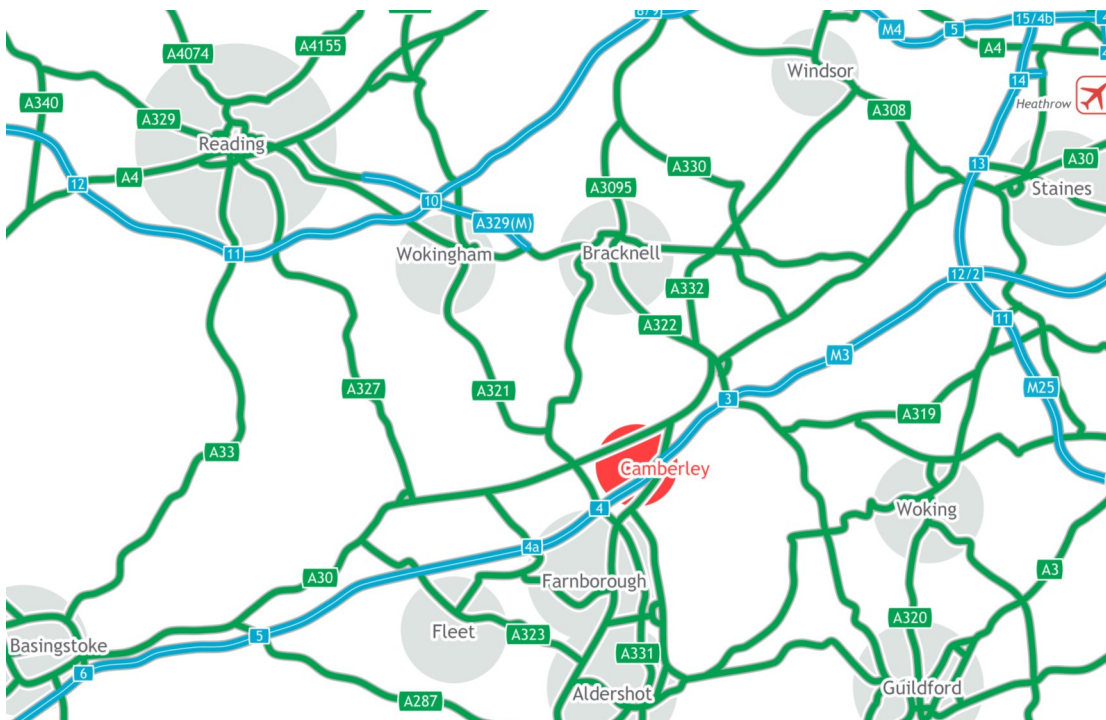
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