

GROUND FLOOR OFFICES SET WITHIN A PLEASANT COURTYARD LOCATION

TO LET

New to the Market

636 ft² (59.1m²)

£18.47 ft²



**UNIT 2a STANHOPE GATE, STANHOPE ROAD,
YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DW**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

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- ▶ **3 Reserved Parking Spaces**
- ▶ **3 Onsite Visitor Parking Spaces and 7 Occupier Overage Spaces**
- ▶ **Double Glazed Windows and Doors**
- ▶ **Intruder Alarm System**
- ▶ **Suspended Ceilings with Inset Lighting**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Stanhope Gate is situated on the Yorktown Business Park approximately 1 mile from Junction 4 of the M3 and within walking distance of Blackwater Train Station, which is on the Reading-Redhill line (Including Guildford Station), and has dedicated trains running to Gatwick (Gatwick Express). The premises are within walking distance of Tescos, Marks & Spencers, Next Super Store and Costa Coffee as well as local shopping in Blackwater.

DESCRIPTION

The ground floor of this two-storey office building constructed approximately 18 years ago set within a pleasant landscaped courtyard. The building is of brick construction under a pitched steel insulated roof. The offices are finished with suspended ceiling with inset LED lighting, floor coverings, window blinds, kitchenette facility, toilet located in the entrance hall.



Archive Picture

LEASE TERMS New lease terms by agreement.

RENT An annual rent of £11,750 plus VAT exclusive of all other outgoings, £18.47 ft².

AMENITIES

- 3 reserved parking spaces
- Further on site visitor parking and occupier parking
- Controlled access gates to the development
- LED lighting
- Suspended ceilings
- Own Toilet and Kitchen Facility
- Double-glazed sealed unit windows and doors
- Intruder alarm system
- Gas heating by radiators
- Walking distance to Blackwater railway station

SERVICE CHARGE

An annual service charge of £947.60 plus VAT which includes garden maintenance, waste bins provided including both general rubbish and recycling, external window cleaning, litter picking, street lighting and the general repair and maintenance of the development and electrically operated access gates.

BUSINESS RATES The current rateable value of the property is £13,500 which equates to rates payable of approximately £6,615 for 2023/2024, **however, if the property is to be your only business premises, then you will qualify for the “small business rates relief” which will mean that the rates payable should be discounted down to £3,368.25, ie 50% of the normal rates payable.... However, we recommend that interested parties check this information with the business rates department at Surrey Heath Borough Council on 01276 707100.**

LEGAL COSTS Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

26-50

B

48 | **B**

DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road (A331), at the third set of traffic lights filter and turn right into Stanhope Road, continue over the mini roundabout for approximately 600 yards and Stanhope Gate is located on your right hand side just before the width restrictors.

VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage

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REF

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