

TOWN CENTRE SECOND FLOOR OFFICE SUITE(S)

TO LET - SUITE 6 NOW REFURBISHED

OVERLOOKING PORTESBERRY ROAD & HIGH STREET

654 ft² & 700 ft² (60.7 & 65.03 m²)

RENT ON APPLICATION



SUITES 2&6, CAMBERLEY HOUSE, 1 PORTESBERRY ROAD
CAMBERLEY, SURREY GU15 3SZ

7 Alexandra Road
Farnborough
Hampshire
GU14 6BU

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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Land



- ▶ **Town Centre Character Period Office Building**
- ▶ **Prominent Corner Location Building**
- ▶ **Kitchenette and Toilets**
- ▶ **Several Public Car Parks Within Walking Distance**
- ▶ **Opposite Camberley Railway Station**
- ▶ **Door Entry System**
- ▶ **LED Lighting**
- ▶ **Refurbished/redecorated**

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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

The premises are overlooking Portesbury Road and the High Street within the Town Centre, and a short walk from The Square and The Atrium shopping centres situated within the town and features many household retailers and restaurant/cafes including Boots, TK Max, Waterstones, Deichmann, Primark, Costa Coffee, Primark, Pizza Express, Nandos, Sainsburys etc.

Camberley Station and bus stops are a short walk from the property.

DESCRIPTION

Suite 2 is situated on the ground floor and Suite 6 is situated on the second floor within this 3 storey character office/retail building believed to have been constructed in the early 20th Century. Suite 6 is presented as 2/3 offices, plus kitchenette and toilet facilities, please see plan below with the suite indicated in red.



ACCOMMODATION

Approximate floor area as follows:

| | | |
|------------------------|---------------------|----------------------|
| Suite 2 (Ground Floor) | 654 ft ² | 60.75 m ² |
| Suite 6 (Second Floor) | 700 ft ² | 65.03 m ² |



AMENITIES

- Popular Character Town Centre Office Building
- Kitchenette and Toilet Facilities
- Door Entry System
- Gas Heating
- A Short Walk from Camberley Station

TO LET

| | | | |
|------------------------|---------------------|---------------------|-----------------------------|
| Suite 2 (Ground Floor) | 654 ft ² | Rent on application | Service Charge £3,544.68 pa |
| Suite 6 (Second Floor) | 700 ft ² | Rent on application | Service Charge £3,794.00 pa |

Please note that the rent excludes all other outgoings and VAT the latter of which is chargeable.

LEGAL COSTS

Each party to pay their own legal costs in the matter.

BUSINESS RATES

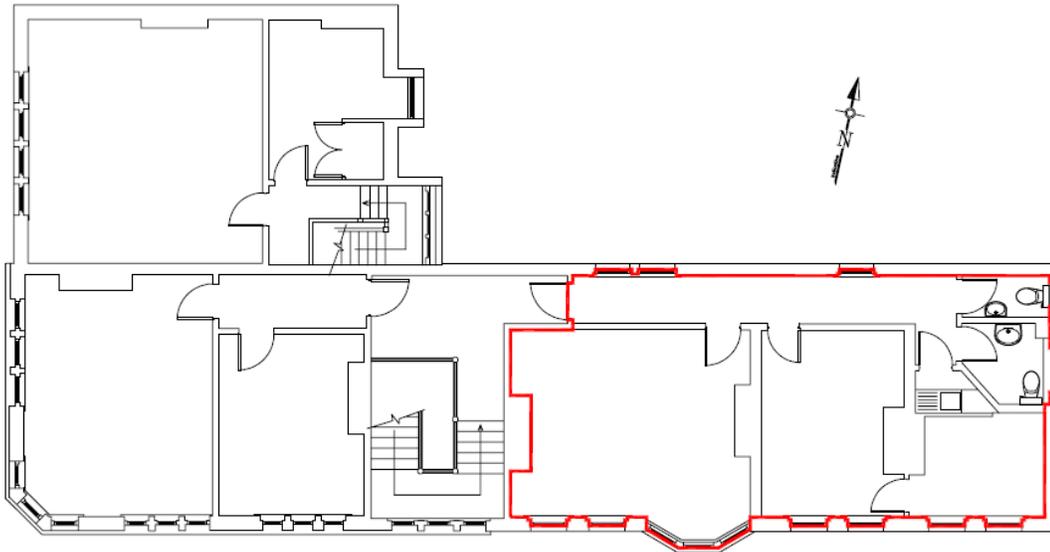
Suite 2 has a Rateable Value of £7,800 approximately £3,369.60 payable for the year 2026/2027,
Suite 6 has a Rateable Value of £4,950 approximately £2,138.40 payable for the year 2026/2027.

HOWEVER, if this is to be your only business premises, then this will come under the provisions of the small business rates relief scheme, and you will benefit from 100% rates relief.

BUILDINGS INSURANCE

Buildings Insurance approximately £350 plus VAT per annum, per suite.

FLOORPLAN



SECOND FLOOR - SUITE 6

Plan not to Scale

ENERGY PERFORMANCE CERTIFICATE (EPC)

101-125

E

111 **E**

VIEWING

Strictly by appointment with the agent:

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Tel: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk

REF

19/016C - Suites 2 & 6 Camberley House