

CAMBERLEY

Offices with 12 car parking spaces

986 sq ft (92 sq m) to 3,384 sq ft (314 sq m)

www.hurstwarne.co.uk



425 Pilgrims Well, London Road, Camberley, Surrey GU15 3HZ

TO LET

- 12 designated car parking spaces
- Existing partitioning and furniture
- Gas central heating
- Kitchen area
- Set within courtyard development

Regulated by RICS



RICS

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Hurst Warne
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Location MapTo view a location map go to www.multimap.com and type in the postcode GU15 3HZ.**Location**

Pilgrims Well is a courtyard office development which has prominent frontage to the A30 London Road. Camberley town centre is approximately 1 mile distance from the new Atrium health and fitness, cinema and leisure development and the Mall Shopping Centre providing first class retail and leisure facilities. Junction 4 of the M3 motorway is approximately 2 miles distance.

Description

425 Pilgrims Well comprises a purpose built 3 storey office building within the courtyard of self contained office buildings. Externally there is an attractive piazza, which fronts London Road and provides pedestrian access to the lower level car parking areas, which provides a total of 147 car parking spaces.

Floor Areas

The building has the following approximate net internal floor area which has been calculated in accordance with RICS Code of Measuring Practice.

Ground Floor Offices:	986 sq ft	(92 sq m)
First Floor Offices	1,186sq ft	(110 sq m)
Second Floor Offices:	1,212 sq ft	(113 sq m)
Total Approximate useable area	3,384 sq ft	(314 sq m)

Amenities

- 12 car parking spaces
- Gas central heating
- Existing partitioning and furniture ready for plug and play
- Kitchenette

Terms

Available to let on a lease rent and term buy negotiation. Available for lease period up to September 2014 or on longer term basis subject to negotiation with the landlord.

VAT/Rates

Any intending lessee must satisfy themselves independently by making their own enquiries and contacting the relevant statutory authorities as to the incidence of VAT, rates payable and transitional relief (if any) in respect of the property. The local authority is Surrey Heath Borough Council – Tel: 01276 707136

Viewing

Strictly by appointment through the sole letting agents:

Peter Richards
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For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website www.hurstwarne.co.uk

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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