

Particulars

Commercial Property Surveyors

db real estate

dbre.co.uk

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

GOOD QUALITY OFFICES TO LET

**790 sq ft, 1,614 sq ft & 2,470 sq ft
(73.4 sq m, 150.0 sq m & 229.5 sq m)**



4 THE DEANS, BRIDGE ROAD, BAGSHOT, SURREY, GU19 5AT

- Prominent Location
- Good Quality Office Space
- Town Centre Position
- 3 Private Parking Spaces Per Floor
- Shared Kitchenette
- EPC – “C” - 64

LOCATION

The Deans is prominently located fronting Bridge Road, close to the centre of Bagshot (providing shops, banks, restaurants, etc.) and close to the junction of Bridge Road and the A30/London Road. Bagshot is adjacent to the A30, approximately 1 mile from Junction 3 of the M3 Motorway and 0.5 miles from the A322, all of which provide easy and direct access to central London and the south, Bracknell, Camberley, Sunningdale, Ascot, Staines and the M4 Motorway. Bagshot Railway Station is just a minute's drive or 5 minute's walk and provides a regular service to London Waterloo.

DESCRIPTION

The Deans provides 4 self-contained office buildings, each on 3 floors, and the available space comprises the whole of Unit 4, on ground, first and second floors. Each floor provides good quality offices with 3 car parking spaces provided per floor, in the private car park to the rear.

The ground floor office suite can be accessed from the front or rear, the first and second floors are accessed from the front only. There is new carpeting throughout, surface mounted ceiling lighting and there are separate male and female W.C's provided and a shared kitchen area.

AREAS	Ground Floor	790 sq ft	(73.4 sq m)
	First Floor	824 sq ft	(76.6 sq m)
	Second Floor	856 sq ft	(79.5 sq m)
	Total Approx. Floor Area	2,470 sq ft	(229.5 sq m)

The above areas have been calculated in a net internal basis and have been provided by the owners.

LEASE

To let on new lease terms, on an effective full repairing and insuring basis, for a period to be agreed. Flexible lease terms can be considered. The lease is subject to a service charge, details can be provided by the joint agents.

RENT

£19.50 per square foot per annum exclusive.

BUSINESS RATES

We have been advised by Surrey Heath Borough Council that each floor has a separate Rateable Value, each Rateable Value is less than £12,000 which means a "small occupier" of just one floor will not pay any Business Rates. A combination of floors might incur a Business Rates charge, further details are available from the joint agents.

POSSESSION AND VIEWING

The ground floor offices are available immediately. Arrangements to look at the property can be made by contacting the joint sole agents;



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Misrepresentation Clause:

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