

GROUND FLOOR OFFICES SET WITHIN A PLEASANT GATED COURTYARD LOCATION

TO LET

798 ft² (74.14 m²)

£18.17 ft²

**UNIT 4a STANHOPE GATE, STANHOPE ROAD,
YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DW**



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- ▶ **4 Reserved Parking Spaces**
- ▶ **Onsite Visitor Parking**
- ▶ **Double Glazed Windows and Doors**
- ▶ **Triple Aspect Open Plan Offices**
- ▶ **Intruder Alarm System & Door Entry System**
- ▶ **Suspended Ceilings with Inset LED 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. The premises are within walking distance of Travel Lodge, Tesco's, Marks & Spencers (with restaurant/cafe), Next Super Store incorporating a Costa Coffee as well as local shopping in Blackwater.

DESCRIPTION

The ground floor of this two storey office building constructed approximately 20 years ago set within a pleasant landscaped courtyard. The building is of brick construction under a pitched steel insulated roof.



ACCOMMODATION

Floor areas calculated on a net useable basis in accordance with the RICS Code of Measuring for offices:

Total 798 ft² 74.14 m²

AMENITIES

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

LEASE TERM A new lease is available with length of term by agreement.

RENT An annual rent of £14,500 exclusive of all other outgoings, £18.17 ft².

SERVICE CHARGE

An annual service charge of £1,341.88 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 gates.



BUILDINGS INSURANCE

To be confirmed.



VAT Both the rent and service charge quoted excludes VAT which will be chargeable at the prevailing rate.

BUSINESS RATES The current rateable value of the property is £19,500 which equates to rates payable of approximately £8,424 for 2026/2027. **However, we advise interested parties to contact Surrey Heath Borough Council on 01276 707100 to check the actual payable figure as we understand that many rate invoices are now subject to transitional relief.**

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

ENERGY PERFORMANCE CERTIFICATE

26-50

B

50 B

DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road, 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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