

# OFFICE SUITES WITHIN A PROMINENT TOWN CENTRE OFFICE BUILDING

**TO LET UP TO 6 MONTHS AT HALF RENT**

300, 486 & 750 ft<sup>2</sup>

**KNIGHTWAY HOUSE, PARK STREET, BAGSHOT,  
SURREY GU19 5AQ**



commercial property consultants

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- ▶ **Allocated Parking**
- ▶ **LED Lighting**
- ▶ **Door Entry System**
- ▶ **Air Conditioning**
- ▶ **Town Centre Location**
- ▶ **Adjacent to Junction 3 of the M3 and A30**

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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

Bagshot benefits from excellent road and rail communications, being only 1 mile from Junction 3 of the M3 serving London, the M25 to the east and Basingstoke/ Southampton to the south.

The A332 dual carriageway is within half a mile, which gives access to Bracknell and the A329M to Reading and Junction 10 of the M4. Bagshot railway station is a quarter of a mile to the East with direct links to London-Waterloo. Bagshot High Street, located close to the property has a busy High Street offering a selection of restaurants, pubs and retail units.

## DESCRIPTION

Knightway House is a purpose-built detached office building set over three floors.

Currently there are 2 office suites available on the ground floor and 1 on the second floor. Pictures included in order to give you an idea of the quality of space being offered.



Example of Ground Floor Office Suite



Second Floor Office Suite



## AMENITIES

- Air Conditioning
- Newly Refurbished Individual Office Suite
- Town Centre Location
- Parking Allocation
- Recessed LED Lighting
- Raised Floors
- Male and Female Toilets
- Door Entry System
- CCTV Security Cameras

## ACCOMMODATION

Approximate net useable floor area is as follows, please note that the annual figures quoted exclude all other outgoings:-

## RENTS, OUTGOINGS AND FLOOR AREAS:

(Ground Floor) 300 ft <sup>2</sup>	£6,000 pax	Service Charge £1,680 pa	Building Insurance £151.80	1 Parking Space
(Second Floor) 486 ft <sup>2</sup>	£9,720 pax	Service Charge £2,721 pa	Building Insurance £246.00	2 Parking Spaces
(Ground Floor) 750 ft <sup>2</sup>	£15,000 pax	Service Charge £3,866 pa	Building Insurance £379.50	3 Parking Spaces

We confirm that VAT will be charged on the rents, building insurance and service charge.

## LEASE

A new 6-year lease/s including a rent review at the end of the third year. The lease to incorporate a rolling break clause operable any time after the first-year subject to a minimum written notice period of 6 months (i.e. a minimum of 18 months term certain to be completed by the tenant).

## ADDITIONAL PARKING

We understand from the Surrey Heath Borough Council website that annual parking permits can be purchased for the council car park located immediately behind the Co-op store in the High Street at a price of £475 per annum we understand from the Surrey Heath Borough Council Website, but we strongly recommend that interested make their own enquiries with the council to affirm the full and detailed terms.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

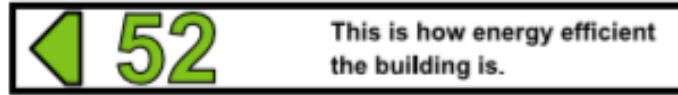
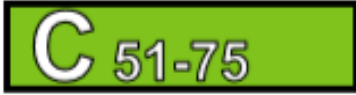
## BUSINESS RATES

Upon enquiry. (We understand that all business rates for small businesses are being capped at £600 payable for the year until April 2024).

**HOWEVER, if the property is to be your only business premises, then the property will actually qualify for 100% rates relief. Although we recommend that interested parties make their own investigations with Surrey Heath Borough Council on 01276 707100 for confirmation**



## **ENERGY PERFORMANCE CERTIFICATE (EPC)**



## **VIEWING**

Strictly by appointment with the **Joint Sole Agents:**

David Savage or Keith Harpley

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