



St George's House

Knoll Road, Camberley, GU15 3SY

**Newly refurbished town
centre office with parking**

1,000 to 4,150 sq ft

(92.90 to 385.55 sq m)

- Prominent town centre location
- Newly refurbished office and communal areas
- Passenger lift
- Air conditioned
- Shower facilities
- On site parking

Summary

Available Size	1,000 to 4,150 sq ft
Rent	£18.00 per sq ft
Rates Payable	£8.30 per sq ft
Service Charge	TBC
EPC Rating	B (42)

Description

St Georges House offers good quality office accommodation across three floors. The communal areas, along with the office suite, have recently been refurbished to a high level. The third floor suite is currently all open plan. New heating and cooling air conditioning is fitted throughout the building. The suite benefits from having excellent natural light and a good size kitchen.

Location

St Georges House is situated in a prominent position directly opposite the Council Offices on Knoll Road. There are numerous public car parks just a short walk from the property, and being in the town centre, all the amenities of the High Street, The Square and The Atrium shopping centres are on the doorstep. Camberley Train Station is just a few minutes walk from the property and Junction 4 of the M3 is just 3.5 miles away.

Terms

The office is available by way of a new full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

The property is registered for VAT.



Viewing & Further Information

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