

# SECOND FLOOR OFFICE SUITE WITHIN A PROMINENT MODERN OFFICE BUILDING

## TO LET

560 ft<sup>2</sup> (52 m<sup>2</sup>)

£15 ft<sup>2</sup>

**SUITE 3A, DOLPHIN HOUSE, 103 FRIMLEY ROAD, CAMBERLEY,  
SURREY, GU15 2PP**

**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

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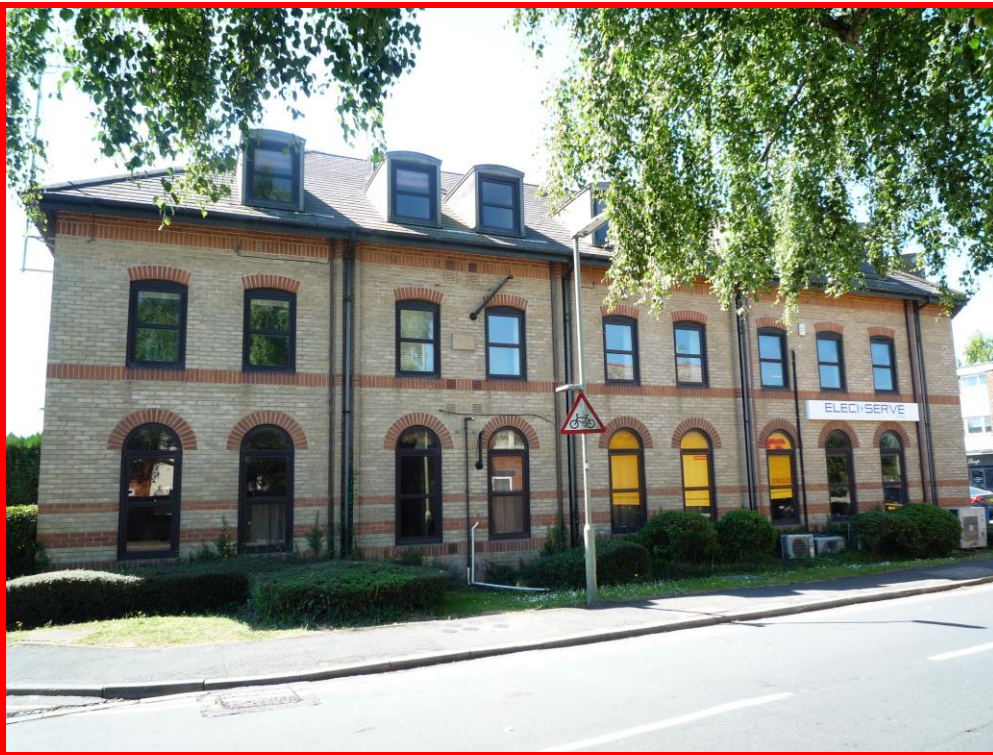
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Archive Picture

- ▶ **1 Reserved Parking Spaces plus Adjacent Public Car Park**
- ▶ **Only a Few Steps from a Public Car Park with Low Parking Charges (30 minutes free)**
- ▶ **Door Entry System**
- ▶ **Passenger Lift**
- ▶ **Good Natural Light**
- ▶ **Air Conditioning/Heating Units**

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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:**

Dolphin House is situated on a prominent corner position facing the busy Frimley Road (B3411). The M3 (Junction 4) is within approximately 1.5 miles from the property. This part of the Frimley Road has a good mix of shops, and Dolphin House is only steps away from a Public Car Park.

**DESCRIPTION:**

Dolphin House was built in the late 1980's and provides offices on the ground, first and second floors. The second floor offices benefit from air conditioning, fitted carpets, door entry phone system, double glazing, shared ladies/gents toilets and kitchen and parking for 1 car. There is a public car park to the rear that offers 30 minutes free parking and the potential for licenced parking spaces.

**ACCOMMODATION:**

560 ft<sup>2</sup> (52 m<sup>2</sup>)

**RENT:**

£8,400 per annum exclusive of all other outgoings (this equates to £15 ft<sup>2</sup>).

**BUSINESS RATES:**

Further information on application.

**SERVICE CHARGE:**

An annual service charge of £4,572.29 plus VAT (£8.16 ft<sup>2</sup>).

**OTHER OUTGOINGS:**

Buildings Insurance - To be confirmed.

Electricity for the office suite will be separately metered.

**VAT:**

All figures are exclusive of VAT. This building is liable for VAT on rent and other outgoings apart from business rates.

**LEASE TERMS**

Available on new lease terms.

**LEGAL COSTS**

Each party to cover their own legal costs in the matter.

**ENERGY PERFORMANCE CERTIFICATE**

51-75

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75 | c

**DIRECTIONS:**

From Junction 4 of the M3, head south along the Blackwater Valley route (A331), take the first turning left signposted Frimley (A325). At the first roundabout turn left into Frimley Road (B3411). After approximately 1 mile, just before the railway bridge, turn right into Watchetts Road and the property is immediately on the right hand side.

**VIEWING:**

Strictly by appointment with the agent:

David Savage  
**Clare & Company**  
7 Alexandra Road  
Farnborough  
GU14 6BU

**Telephone:** 01252 415900

**Mobile:** 07798 761028

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

**REF:** 18/016C – Dolphin House – Suite 3A