

GREAT QUALITY, PROMINENT, TOWN CENTRE OFFICES TO LET

317 sq ft – (29.4 sq m)



OFFICE 3, PARK HOUSE, 22/24 PARK STREET, CAMBERLEY, SURREY, GU15 3PL

- Great Office Space
- Inclusive Charges
- In The Town Centre And Next To The Atrium
- EPC Rating C (65)
- Second Floor
- Small Business Rates Relief
- Passenger Lift
- Ground Floor Reception
- Available Immediately
- Can Accommodate Up To 6 Workstations

LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley area adjacent to the A30, the M3 motorway (junctions 4 & 4a) and the A331 Blackwater Valley Relief Road. Park House is in Park Street, in Camberley town centre, next to the Atrium and opposite The Square, the towns two main covered shopping/restaurant areas.

Camberley is a very popular destination for restaurants, leisure activities and retail. In addition to the Vue Cinema and Bowlplex bowling centre, Camberley boasts a host of restaurants in the High Street, Park Street and The Atrium, including, Wildwood, Zizzi, Pizza Express, Wagamama, Nandos, Chiquitos, Creams, Rotisserie Chicken, Five Guys and 7 Bone Burgers.

DESCRIPTION

Park House provides modern offices on the first and second floors, within a smart, modern detached building. The offices have been refurbished both inside and out and now provide good quality and impressive office space in a prominent town centre position. There are separate male and female W.C.'s, a shared kitchen and a passenger lift. The main entrance is off Park Street, which has also been upgraded. The public car park at The Atrium is directly behind Park House and is within 1 minutes' walk. Office 3 can/should potentially accommodate up to 6 work stations.

AREA	Office 3 – Second Floor	317 sq ft	(29.4 sq m)
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The above area has been calculated on a net internal basis from measurements taken on-site.

LEASE/LICENCE

Office 3 is available on a new, internal repairing and decorating sub-lease/licence for a period to be agreed, any lease will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954 and cannot go beyond September 2029.

ALL INCLUSIVE CHARGE

Office 3 - £8,900 per annum or approx. £740.00 per month, plus VAT payable monthly in advance.

The "all inclusive charge" includes rent, service charge, building insurance and all gas and electricity charges. The only charges not included is the tenant's own telecoms and data costs and Business Rates. The landlords are responsible for the on-going general upkeep, repair and maintenance of the building (including all heating costs, lift maintenance, fire alarm maintenance, access control and alarm costs, etc.) and these costs are all included in the "all inclusive charge" as set out above.

BUSINESS RATES

The Rateable Value will need to be set but based on existing figures we would estimate that the Rateable Value would be in the region of £6,500 to £7,000 as at April 2026. The rate in the £ will be 0.432 pence and the rates payable, for the year April 2026/27, would be approx. £2,800 to £3,000. **However, please note:** a 'small occupier' (a business with only one premises) would not pay any Business Rates at all under current arrangements.

POSSESSION AND VIEWING

The office is available immediately. To have a look at the office please contact the sole agents;



E mail: nigel.dickason@dbre.co.uk
07958 651566

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of