

# SELF-CONTAINED OFFICE BUILDING

## TO LET

**2,537 SQ FT  
(235.7 SQ M)**



**435 PILGRIMS WELL CAMBERLEY SURREY GU15 3HZ**

- 10 on-site parking spaces
- Comfort cooling
- Under floor trunking
- Fitted Kitchens
- Prominent, accessible location close to Junction 4 of the M3 motorway.

Acquisitions

Building Surveying

Business Rates

Consultancy

Development

Investments

Lease Renewals

Lettings

Property Audit

Property Management

Relocation

Rent Reviews

Sales

Valuations

### **Basingstoke**

The Courtyard  
15 Winchester Road  
Basingstoke RG21 8UE  
Tel: +44 (0)1256 462222

### **Camberley**

6 Minster Court  
Tuscam Way  
Camberley GU15 3YY  
Tel: +44 (0)1276 682055

### **Southampton**

2 Carlton Crescent  
Southampton SO15 2EY  
Tel: +44 (0)2380 330442

### **Winchester**

Southgate Chambers  
37/39 Southgate Street  
SO23 9EH  
Tel: +44 (0)1962 607080

[info@londonclancy.co.uk](mailto:info@londonclancy.co.uk)

**Commercial Property  
Consultants**

**Chartered Surveyors**

## 435 PILGRIMS WELL, LONDON ROAD, CAMBERLEY, SURREY GU15 3HZ

**LOCATION** Pilgrims Well is situated on the south side of the A30 on London Road, Camberley, approximately half a mile from The Meadows shopping centre and Blackwater train station (services to Gatwick Airport, Guildford and Reading).

The location is easily accessed from the M3 motorway, Junction 4 (1.5 miles approx), additionally the M4 is less than 9 miles from the building.

**DESCRIPTION** The self contained office building is situated in a modern courtyard development on London Road. The offices are spread over three floors and come with on site secure parking for 10 cars

	SQ FT	SQ M
Total Office Area	2,537	235.7

*The office has been measured in accordance with the RICS Code of measuring Practice (6<sup>th</sup> Edition)*

**LEASE** A new lease is available on flexible terms.

**RENT** From £5 per sq ft exclusive of business rates, VAT and all other charges.

**BUSINESS RATES** Upon application.

**LEGAL COSTS** Each party are to pay their own legal costs.

**VIEWING** Strictly by appointment with the joint sole agents please contact

**Michael Rogers LLP**  
020 8332 7788

Niall Christian  
[Niall.christian@michaelrogers.co.uk](mailto:Niall.christian@michaelrogers.co.uk)

**London Clancy**  
01276 686055

Keith Harpley  
[keithharpley@londonclancy.co.uk](mailto:keithharpley@londonclancy.co.uk)

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