

**Matthew Pellereau**

Commercial Property Consultants

Diamond House, 149 Frimley Road, Camberley, Surrey GU15 2PS.

Tel: 01276 601791 Fax: 01276 601799 E-mail [Mpellereau@aol.com](mailto:Mpellereau@aol.com)

[www.matthewpellereau.co.uk](http://www.matthewpellereau.co.uk)

Ref: O/1094

## **CAMBERLEY, SURREY**

### **MODERN OFFICES, GOOD PARKING**

### **FOR SALE FREEHOLD – NO VAT**

**2,200 SQ FT / 204.38 M<sup>2</sup>**



**ADDRESS:** **DIAMOND HOUSE, 149 FRIMLEY ROAD, CAMBERLEY, SURREY. GU15 2PS.**

**LOCATION:** The property is situated on the Frimley Road which links the A30 with the M3 (Junction 4), both of which are within 1 mile of the property. The excellent communications are further enhanced by the Camberley (approx. 5 minutes) and Farnborough Main (approx. 15 minutes) Railway Stations.

Agency · Development · Investment · Management · Rating · Rent Reviews

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

These particulars are for guidance of intending purchasers or lessees only and do not constitute any part of an offer or contract. These details are given in good faith and should not be relied on as statements or representations of fact. No employee of Matthew Pellereau has any authority to make or give any representation or warranty.

Diamond Ho, 149 Frimley Rd, Camberley.

**DESCRIPTION:** The property comprises a modern 2 storey central terraced office with large carpark area to the rear. The property is of cavity brick construction with a tiled roof.

**ACCOMMODATION:** Based on the RICS Code of Measuring Practice we calculate the floor areas are as follows:

Ground floor	92.90 m <sup>2</sup>	1,000 sq ft
First Floor	111.48 m <sup>2</sup>	1,200 sq ft
<b>Total Net Area</b>	<b>204.38 m<sup>2</sup></b>	<b>2,200 sq ft</b>

**AMENITIES:**

- Gas fired Central Heating
- Suspended ceiling with recessed lighting mainly LED type.
- Carpeting throughout
- Kitchen area
- Key pad entry and fire alarm systems
- Double glazing
- Male/female WC's
- Minimum of 8 car parking spaces
- Skirting trunking
- ISDN telephone system

*(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)*

**USER:** B1 Offices.

**PRICE:** We are instructed to seek offers in the region of £450,000 for the freehold interest in the above Property with full vacant possession.

**VAT:** The Property is not currently registered for VAT.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VIEWING:** Strictly by appointment with the Sole Agents:-

**Matthew Pellereau Limited**  
**Diamond House, 149 Frimley Road**  
**Camberley, Surrey, GU15 2PS**  
**Tel: 01276-601791**  
**Fax: 01276-601799**  
**Email: [mpellereau@aol.com](mailto:mpellereau@aol.com)**  
**[www.matthewpellereau.co.uk](http://www.matthewpellereau.co.uk)**

# Energy Performance Certificate

## Non-Domestic Building



Diamond House  
149 Frimley Road  
CAMBERLEY  
GU15 2PS

**Certificate Reference Number:**  
9815-3062-0587-0990-9625

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 79

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	263
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	41.64
Primary energy use (kWh/m <sup>2</sup> per year):	240.64

### Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

79 If typical of the existing stock