

Matthew Pellereau

Commercial Property Consultants

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Ref: O/1100

CAMBERLEY, SURREY.

**FREEHOLD OFFICE INVESTMENT
WITH RESIDENTIAL POTENTIAL
INCLUDING PERMITTED DEVELOPMENT
RIGHTS**

FOR SALE FREEHOLD



ADDRESS: Lansdowne House, Knoll Road, Camberley, Surrey. GU15 3SY

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 but 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.

LOCATION: Lansdowne house is prominently located at the junction of Knoll Road and Townside Place, immediately adjacent to the offices of Surrey Heath Borough Council. The Main Square Shopping Centre and Camberley railway station are both within a short walk.

London Road (A30) and the A331 (Blackwater Valley Relief Road) provide access to Junction 3 (2 miles) and 4 (3 miles) of the M3 motorway which, in turn, links with the national motorway network, Heathrow and Gatwick Airport.

DESCRIPTION: A modern detached 3 storey steel frame and cavity brick wall office building first occupied in 2000. Access to the rear car park is from Townside Place.
The property has a frontage to Knoll Road of 73/2 ft (22.3m) and a frontage to Townside Place of 121/- ft (36.9 m)

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

Floor	Use	m ²	sq ft
Ground	Offices	98.47	1060
First	Offices	157.93	1700
Second	Offices	<u>147.72</u>	<u>1590</u>
Total Net Useable Area		404.12	4350
Total Gross External Area (including Undercroft)		632.93	6813

Site Area approx. 8010 sq ft (744 m²).

AMENITIES:

- Full air-conditioning
- Full access raised floors
- Suspended ceiling with Category II lighting
- 14 car parking spaces
- 8 person lift
- Fully fitted kitchen on each floor
- Male and female and disabled WC's
- Fire and burglar alarm
- Disabled access ramp

(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.)

SERVICES: The property benefits from mains water, gas, electricity and drainage to a mains sewer.



PLANNING:

Residential Planning Potential including Permitted Development Rights (PDR).

We understand PDR gives an automatic permission to convert offices to residential use provided a number of criteria are present.

- a). The right for conversion from offices to residential if the property has a gross external area of less than 1,500 m² (16,146 sq ft).
- b). The automatic right can only be granted once a property has been vacant for 3 months but the application can be submitted earlier.
- c). In Surrey Heath Borough Council Suitable Alternative Natural Green Space (SANG) capacity may be required and for PDR in SHBC has to be obtained privately by the applicant at their own cost.

In addition to PDR we would highlight the potential subject to obtaining Planning Consent for additional residential space by the conversion of the Undercroft car park area, an extension and/or additional floors.

Please contact Surrey Heath Borough Council for full details of planning history and prospects for alternative use of the property.

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- TENANCY:** The property is let to A N Struve, G Thomas and D M Flynn for a term of 7 years from 4th April 2018 until 3rd April 2025 on full repairing and ensuring basis at a commencing rent of £85,000pa plus VAT subject to: –
- a). A Tenant Break Option. The Tenant can terminate the lease by serving at least 12 months prior written notice before the Break Date (this is a range from 4th April 2024 until 3rd April 2025) so Tenant can serve 12 month's notice at any time in this period.
 - b). Rent Review – effective 4th April 2024.
 - c). Renewal Option – By no later than 3rd April 2024 the Tenant can serve Notice requiring Landlord to grant a Renewal Lease for a 5 year term commencing 4th April 2025. The Renewal Rent will be the same as that payable under current Lease i.e. subject to a rent review 4th April 2024. The renewal Lease will not contain a further right to renew but unlike the existing lease will grant Security of Tenure.
- A copy of the Lease is available on request.
- BUSINESS RATES:** The Valuation Office Agency confirms that the property is described as office and premises in the current list from April 2017 with a rateable value of £62,500.
- PURCHASE PRICE:** We are instructed to seek offers in the region of £1,700,000 plus VAT for our Client's freehold interest in the above property subject to and with the benefit of the lease. A net yield of 4.7% on the current rent which is subject to a review in April 2024.
- VAT:** The Property is registered for VAT.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWING:** Strictly by appointment with the Sole Agent:-

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Promap
LANDMARK INFORMATION

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Energy performance certificate (EPC)

Lansdowne House 6-8 Knoll Road Camberley Surrey GU15 3SY	Energy rating G	Valid until: 7 November 2031 Certificate number: 8837-6135-3396-7875-9354
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Property type B1 Offices and Workshop businesses

Total floor area 678 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

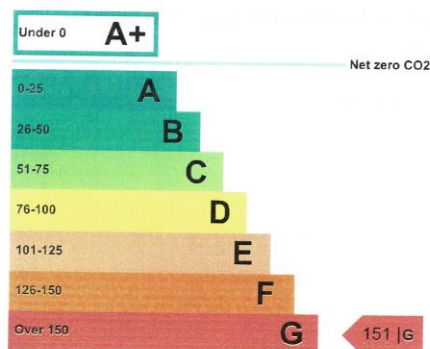
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

40 | B

If typical of the existing stock

118 | E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	87.68
Primary energy use (kWh/m ² per year)	516

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1376-8489-1174-3572-0505\)](#).

Energy performance certificate (EPC) recommendation report

Lansdowne House
6-8 Knoll Road
Camberley
Surrey
GU15 3SY

Report number
1376-8489-1174-3572-0505

Valid until
7 November 2031

Energy rating and EPC

This property's current energy rating is G.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider replacing heating boiler plant with high efficiency type.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some windows have high U-values - consider installing secondary glazing.	High
Consider installing building mounted wind turbine(s).	Low
Consider replacing heating boiler plant with a condensing type.	Medium
Consider installing solar water heating.	Low