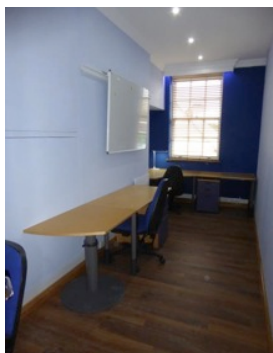


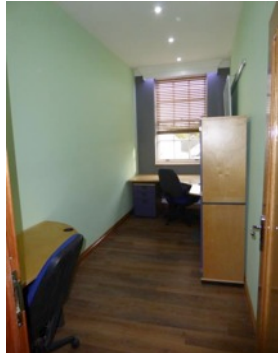
BAGSHOT HOUSE - 57B HIGH STREET BAGSHOT

BASE RENT **UTILITIES**
Included: internet,
water, electricity, rates,
cleaning **Σ COST**

Unit 1	10.00 m2	£3,811 /yr	£1,189 /yr	£5,000 /yr	£417 /month	£96 /week	£46 /ft2 all-in	TSA
Unit 2	8.49 m2	£3,190 /yr	£1,010 /yr	£4,200 /yr	£350 /month	£81 /week	£46 /ft2 all-in	
Unit 3	8.53 m2	£3,185 /yr	£1,015 /yr	£4,200 /yr	£350 /month	£81 /week	£46 /ft2 all-in	Let
Unit 4 / Unit 5	18.69 m2	£7,076 /yr	£2,224 /yr	£9,300 /yr	£775 /month	£179 /week	£46 /ft2 all-in	Dec-18
Shower	1.87 m2	20 ft2						
WC	1.95 m2	21 ft2						
Meeting	17.68 m2	190 ft2						
Unit 6	6.47 m2	£3,030 /yr	£770 /yr	£3,800 /yr	£317 /month	£73 /week	£55 /ft2 all-in	
Unit 7 / Unit 8	14.44 m2	£5,482 /yr	£1,718 /yr	£7,200 /yr	£600 /month	£138 /week	£46 /ft2 all-in	
Units 6,7 & 8	20.91 m2	£8,092 /yr	£2,488 /yr	£9,900 /yr	£825 /month	£190 /week	£44 /ft2 all-in	10.0% discount
88.1 m2		26,006 ft2						



Unit 1 (let)



Unit 2



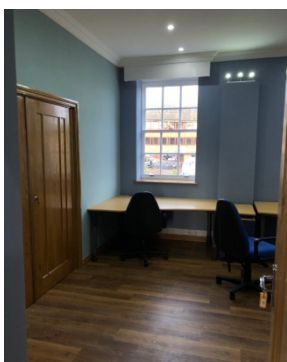
Unit 3 (let)



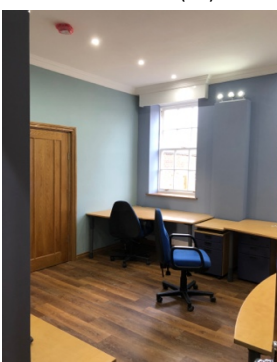
Unit 6



Units 4/5

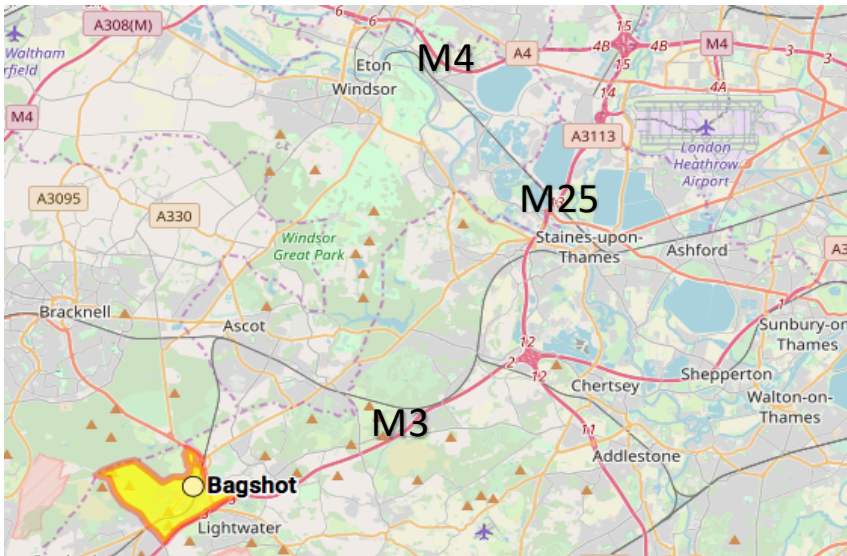
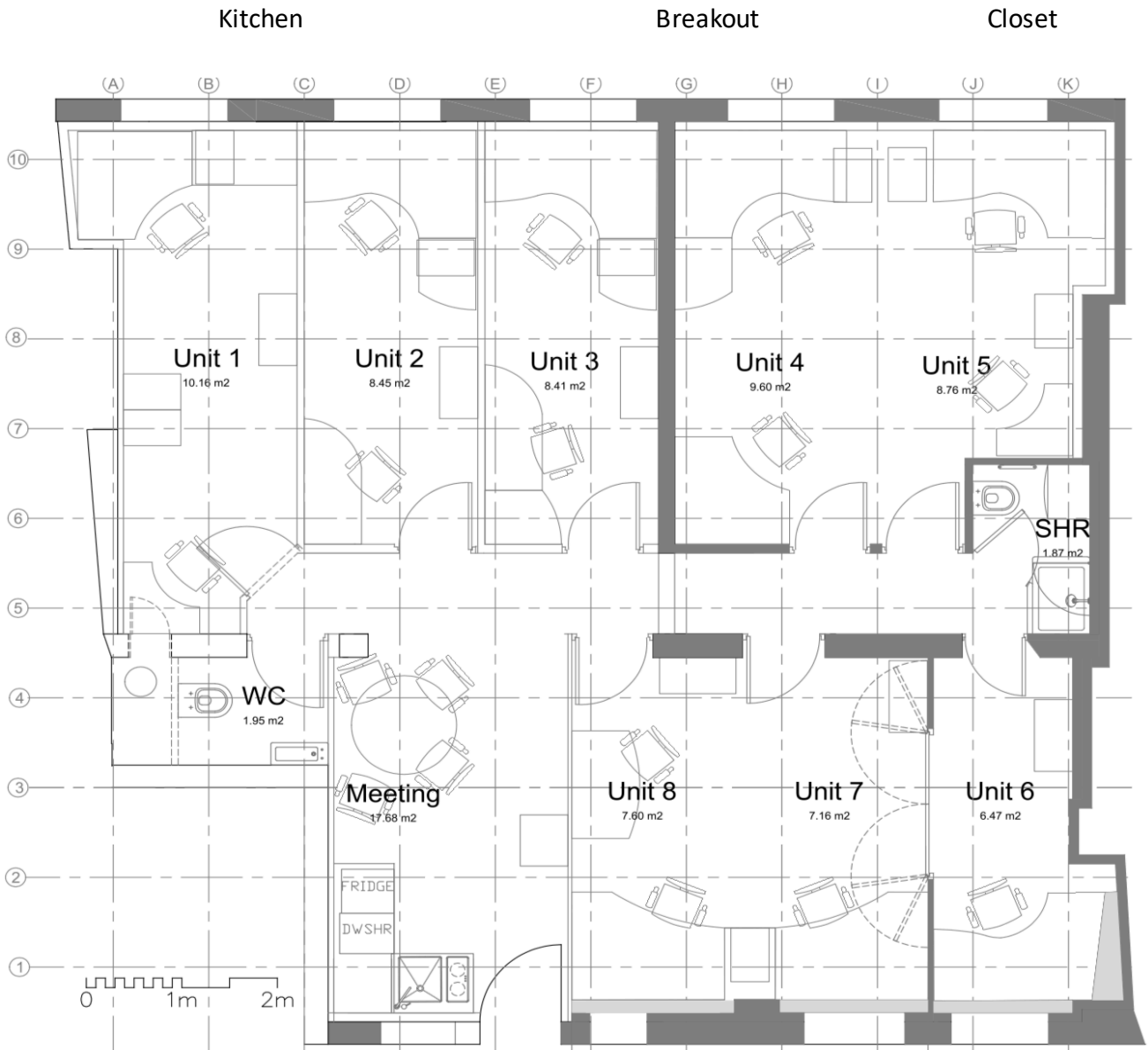


Units 7/8



Shower Room





Prestine Offices
overlooking Bagshot Square
M3: 5 minutes
M25: 10 minutes



Bagshot in 1901



Bagshot 1948



Bagshot now



57b HIGH STREET SERVICED OFFICES



The rental includes for the following:

Business Rates (INCLUDED)	Surrey Heath District Council
Furniture (INCLUDED)	All the furniture is Kinnarps / equal
Heating (INCLUDED)	This is a highly insulated building with 100mm celotex insulation throughout for additional warmth. Each unit has it's own electric heating. Units 1 to 5 befits from large south facing glazing overlooking Bagshot square
Electricity (INCLUDED)	Each unit has between 10 & 18 power points. All costs included
Internet (INCLUDED)	Each unit has 2 no Cat 5 Data Points connected to a central hub in BT Infinity - the rent includes Internet costs
WiFi (INCLUDED)	Free Wi-Fi is available throughout
Phone	Each unit has 2 phone points and cabling back to the point of phone entry which enables any unit to have an independent phone line if required (not included in the rent). VOIP phones can be arranged subject to cost which can have an independent phone number where Wi-Fi is present (ie at home & in the office)
Printing	The office has the following WIFI printer / scanners: - HP WF-7610 A3 inkjet printer/scanner/copier - HP colour LaserJet Pro M252dw A4 duplex printer There is no charge for occasional printing circa 50 pages/month A4 or 20 pages/month A3.
Coffee (INCLUDED)	We provide instant decaf & normal coffee, tea and milk.
Nespresso	We provide a multitude of coffee capsules charged at 35p each (1/day free)
Kitchen / Tea Area	The kitchen includes premium quality appliances shared by all. (Dishwasher / Fridge / Microwave / Ceramic Hob)
Meeting Area	The office includes a small breakout area c/w: - 4-speaker blue-tooth Hi-Fi (for use only when all agree) - 42" monitor which can be connected to a laptop on the meeting table The meeting area is for casual chats only up to 60 minutes. There are 3-4 chairs.
IT support	We run a business and have good IT skills in excel, word, AutoCAD and general office software. We're happy to give occasional advice & support.
Car Parking	We have 6 spaces although these are tight and require double parking. Additional free parking is available within 5 minutes walk. A permit can also be obtained for the council car park at £375/year 2 minutes walk behind the Co-Op.
Location	We're in a listed location overlooking Bagshot Square and are right on the doorstep of the Co-Op, many shops, pubs, coffee shops, hairdressers, Waitrose and the Post Office
Cleaning	The office is cleaned every weekend
Hours of use	The office may be used from 8am to 10pm Monday to Friday plus 8am to 1pm on Saturdays. Sundays by agreement only. Office to be kept locked when empty.
Notice	12 month's notice or 3 month's subject to negotiation.
Deposit (refundable)	2 month's rent