Prominent location in the town centre which is currently undergoing significant regeneration

Detailed planning permission for 50 flats with a NSA of 2,461 sq m (26,490 sq ft)

All private scheme

Of interest to potential office occupiers

For sale Freehold

Savills Guildford
244-246 High Street
Guildford GU1 3JF

+44 (0) 1483 796 840

savills.co.uk
Location
Camberley is a town in north-west Surrey with excellent access to the M3 and the wider road network. Camberley is currently undergoing major redevelopment in the town centre and is convenient for all local amenities.
Compass House is located opposite the main entrance to Sandhurst Royal Military Academy, on the south side of the London Road (A30), between Lower Charles Street and Park Street. Sandhurst Military Academy provides a large expanse of greenery to the north of the site. The area is a mix of residential and retail use.
Public transport is provided by a regular rail service from Camberley Station (located 0.7 miles, a 3 minute walk*) to London Waterloo, with an approximate journey time of 1 hour. London Heathrow airport is located 19 miles to the north east and Gatwick airport 45 miles to the south east. Junction 4 of the M3 provides access to the M25 and the wider motorway network, with Central London 35 miles to the north.

Description
The site extends to approximately 0.165 hectares (0.407 acres) in total with vehicular access provided from Upper Charles Street to the rear whilst pedestrian access is via London Road.
The property was constructed in the late 1980’s and consists of four storeys of office accommodation with a fifth storey plant room on the roof. The property is bound by the A30 to the north, SGS House being offices to the west, 201 to 205 London Road to the east and The Atrium, Upper Charles Street to the south.
The Atrium is a modern shopping centre which opened in 2008 providing residential, leisure and retail buildings and 683 public parking spaces. Leisure facilities include a nine-screen cinema, a bowling alley, a health and fitness club, cafés and restaurants.
The existing building is currently a B1 office extending to circa 2,040 sq m of commercial GIA with 33 allocated spaces to the rear.

Planning
The property falls within the jurisdiction of Surrey Heath Borough Council and is not listed however it is located within 5km of the Thames Heath Special Protection Area.
There are three approved planning applications on site:

Detailed Planning
1. A full planning application for the change of use and building alterations was approved on 30 January 2018 under reference 17/0651 for:
   "Alterations to fourth floor, and creation of a new fifth floor of building, with change of use of building from B1 (office) to C3 (residential), to form 37 one bedroom units and 13 two bedroom units with associated parking, cycle stores, bin stores, access and landscaping. (Amended Information Rec’d 03/08/2017 & 08/09/2017) (Amended plans & info rec’d 23/11/2017)."
   There is an obligation to contribute to Strategic Access Management and Monitoring (SAMMs) for £20,435 however this obligation has already been settled by the current owners.
The committee report indicates the development would be liable for a CIL cost of £128,520 at section 7.8.1.

Prior Notification
2. Prior Notification for 41 units was granted under reference 16/1091 for the following:
   "Prior Notification under Part 3 Class O of the General Permitted Development Order for conversion of ground, first, second and third floors from B1 (Office) to C3 ( Dwelling) to provide 11 x studio flats, 22 one bed flats and 8 x two bed flats."
3. Prior Notification for 45 units was granted under reference 17/0387 for the following:
   "Prior Notification under part 3, class O of the General Permitted Development Order for conversion of ground, first, second and third floors from B1 (office) to C3 (dwelling) to provide 19 x studio flats, 22 x one bed flats and 4 x two bed flats."

*www.google.co.uk/maps
Accommodation Summary

The approved plans under ref: 17/00651 comprise of the following accommodation:

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Studio</th>
<th>1 Bed 2 Person</th>
<th>2 Bed 3 Person</th>
<th>2 Bed 4 Person</th>
<th>NSA sq m</th>
<th>NSA sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Residential</td>
<td>50</td>
<td>9</td>
<td>28</td>
<td>10</td>
<td>3</td>
<td>2,444</td>
<td>26,442</td>
</tr>
</tbody>
</table>

Approved scheme provides 25 allocated surface parking spaces

Tenancies

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Unit</th>
<th>Lease Start</th>
<th>Lease Expiry</th>
<th>Break (T/L)</th>
<th>Contracted Rent (£ Pa)</th>
<th>Total (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>VACANT</td>
<td>GF Suite 1</td>
<td>07-Aug-15</td>
<td>06-Aug-20</td>
<td></td>
<td>3,786</td>
<td></td>
</tr>
<tr>
<td>VACANT</td>
<td>GF Suite 2</td>
<td>07-Aug-15</td>
<td>06-Aug-20</td>
<td></td>
<td>1,660</td>
<td></td>
</tr>
<tr>
<td>VACANT</td>
<td>1st Flr</td>
<td>07-Aug-15</td>
<td>06-Aug-20</td>
<td></td>
<td>3,786</td>
<td></td>
</tr>
<tr>
<td>Skills</td>
<td>2nd Flr</td>
<td>07-Aug-15</td>
<td>06-Aug-20</td>
<td></td>
<td>6,076</td>
<td></td>
</tr>
<tr>
<td>Skills</td>
<td>3rd Flr</td>
<td>07-Aug-15</td>
<td>06-Aug-20</td>
<td></td>
<td>6,076</td>
<td></td>
</tr>
<tr>
<td>Skills</td>
<td>Car Park (15 x spaces)</td>
<td>07-Aug-15</td>
<td>06-Aug-20</td>
<td>Mutual (30 days)</td>
<td>7,500.00</td>
<td>4,272</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>£156,113.00</td>
</tr>
</tbody>
</table>

Tenure

The property is for sale freehold.

VAT

We understand that VAT is payable upon the purchase price.

EPC

B 50.

Method of Sale

The property will be sold by way of informal tender.

Guide Price

Circa £5,000,000 (FIVE MILLION POUNDS).

Further Information

All plans and supporting information are available upon request.

Viewings

Viewings are strictly by appointment, please contact the selling agents to make an appointment.

Contact

Bob Shattock
+44 (0) 1483 796 809
bshattock@savills.com

Michael Cole
+44 (0) 1483 796 814
mcole@savills.com

Savills
244 - 246 High Street
Guildford GU1 3JF

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | February 2018