

A MODERN INDUSTRIAL UNIT WITH A FULL SIZED LOADING DOOR AND TWO STOREY OFFICES

FREEHOLD FOR SALE OR AVAILABLE TO LEASE

3,065 ft² (284.7 m²) including first floor offices

UNIT 13 CAMBERLEY BUSINESS CENTRE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3DP



commercial property consultants

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Land



- ▶ **3.6m High Loading Door**
- ▶ **Full Height Warehouse Space**
- ▶ **Kitchen and Toilet Facilities**
- ▶ **5 Designated Parking Spaces**
- ▶ **Excellent Access to Junction 4 of the M3**
- ▶ **3 Phase Power Supply**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Camberley Business Centre is located to the eastern edge of the Yorktown Business Park. The Estate itself is the towns' main industrial estate with nearby occupiers including Royal Mail, STIHL, Linde, Screwfix, Howden Joinery, HSS Hire etc.



The development is within 1 mile of the M3 (Junction 4) via the A331 (Blackwater Valley Relief Road) giving access to the M25 (12 miles), Heathrow and Gatwick Airports. To the South, the M3 also runs to Winchester and Southampton.



DESCRIPTION

Camberley Business Centre was constructed around 13 years ago. The units are of steel portal framework under cladding and brickwork.

The buildings have a minimum clear eaves height of 5.9 m internally. Access is either through the glazed pedestrian door, or through a 3m (wide) x 3.6m (high) loading door. The unit has 3-phase power, incoming gas supply, BT duct, power floated finished floor.



ACCOMMODATION

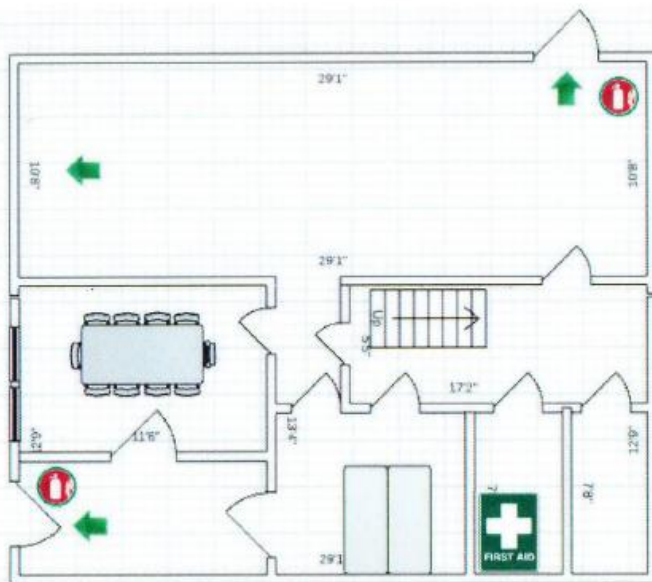
Measured on a Gross Internal basis, the floor areas are as follows:

Ground Floor	190.5 m ²	2,050 ft ²
Mezzanine Floor	94.2 m ²	1,014 ft ²

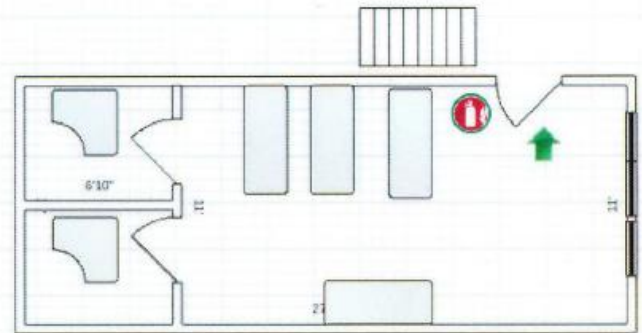
Total Floor Area 284.7 m² 3,065 ft²

Parking 5 Reserved Parking Spaces plus Loading

FLOORPLAN – NOT TO SCALE FOR INDICATIVE PURPOSES ONLY



Ground Floor



First Floor

FOR SALE

The property is available for sale on a freehold basis for £595,000 plus VAT.

FOR LEASE

The property is also available on new lease terms at a rent of £36,000 pax, plus VAT.

SERVICE CHARGE

Approximately £750 plus VAT per annum.

BUILDINGS INSURANCE

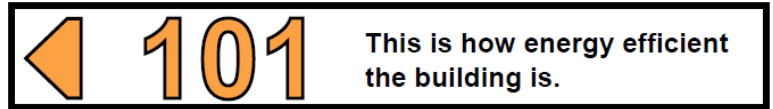
Approximately £740 plus VAT per annum.

BUSINESS RATES

The rateable value for the building is £25,750, which we calculate to give rates payable of around £12,643 for 2019/2020.

LEGAL COSTS Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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REF

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