

A TWO STOREY DETACHED MID/HI-TECH INDUSTRIAL BUILDING SET WITHIN 0.55 OF AN ACRE PLOT

FREEHOLD FOR SALE OR TO LET

16,421 ft² (1,525.6 m²)

PROVA COURT, 17 DOMAN ROAD, YORKTOWN INDUSTRIAL ESTATE, CAMBERLEY, GU15 3DF



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- ▶ **30 Parking Spaces plus Loading Area**
- ▶ **Modern Detached Constructed Building Over 2 Floors**
- ▶ **Ground Floor Ceiling Height approx. 3.4 metres**
- ▶ **Flexible Mix of Storage/Offices/Workshop/Laboratory Space**
- ▶ **Electrically Operated Loading Door (with potential to add more)**
- ▶ **Air Conditioning & Dedicated Server Room**
- ▶ **Intruder Alarm System & CCTV (the latter needs to be linked up to a system)**

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LOCATION

Prova Court is situated on the Yorktown Business Park which is a short drive from Junction 4 of the M3 and within walking distance of Blackwater Train Station, serving Reading and Redhill including Farnborough and Guildford stations, and with a dedicated service to Gatwick.

The premises are conveniently placed within walking distance of Tescos, Next with it's built in Costas Coffee Lounge and Marks & Spencers as well as local shopping available in Blackwater.



DESCRIPTION

An individually constructed detached Modern Mid-Tech/Hi-Tech building set within just over an half acre plot. The premises we believe were constructed around 2006, and offers modern and flexible accommodation ideal for a modern Hi-Tech company that requires it's own "front door", within a secure environment.

The ground floor, has a good sized reception hall with a door entry system, leading to toilet and shower facilities, stairs and a lift to first floor, with the rest of the accommodation offering a mix of offices, store room with an electronic loading door, light industrial area, dedicated server room, laboratory space, with an electrically operated loading door. The ceiling height on the ground floor to underside of the concrete floor is around 3.4 metres in height.

The first floor has a mix of open plan laboratory space, several individually partitioned rooms, fire resistant archive area and a meeting room.

We think with a few adjustments, the space throughout the building could be adapted to suit an incoming company's needs.

Externally, the property has around 30 parking spaces marked out within the large private car park, access for loading, and several pleasant grassed and landscaped areas. The front entrance is accessed via secure double gates and the perimeter of the site is finished in secure fencing.

We believe there is good potential to extend the premises subject to planning.



Laboratory space



Interior of store area showing the loading door

ACCOMMODATION

The approximate floor area of the building is as follows, calculated on a Gross Internal basis:

Ground Floor

Storage/Workshop/Offices/Labs

8,209 ft² 762.60 m²

First Floor

Offices/Laboratories/Ancillary

8,212 ft² 763.00 m²

TOTAL

16,421 ft² 1,525.60 m²



LEASE The unit is available on a new lease, with the length of lease term by agreement, at a rent of £11.51 ft² plus VAT, £189,000 plus VAT, per annum.

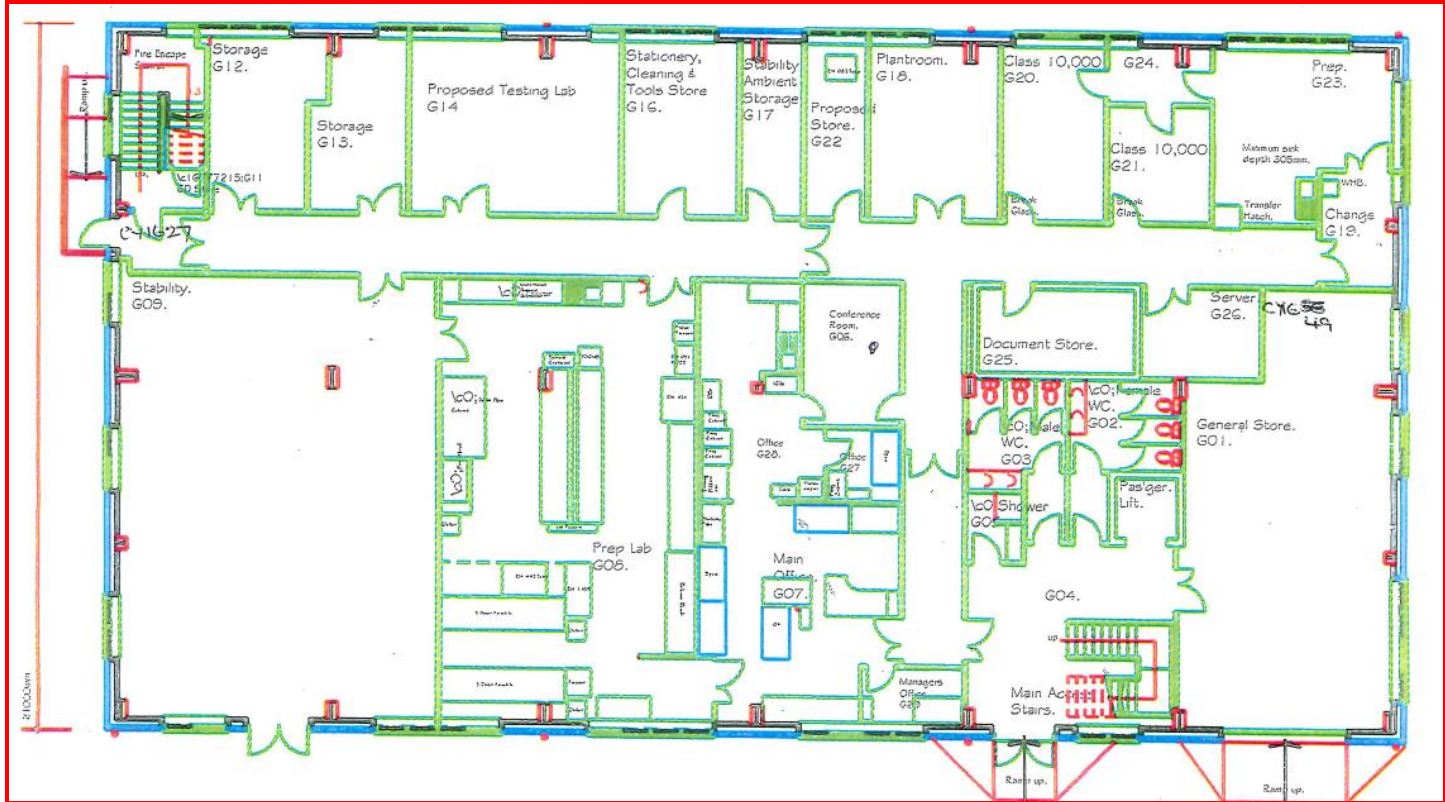
FREEHOLD The freehold interest of the property is available to purchase for "Offers in the Region of £2.75 M" plus VAT.

LEGAL COSTS Each party to be responsible for their own legal costs in the transaction.

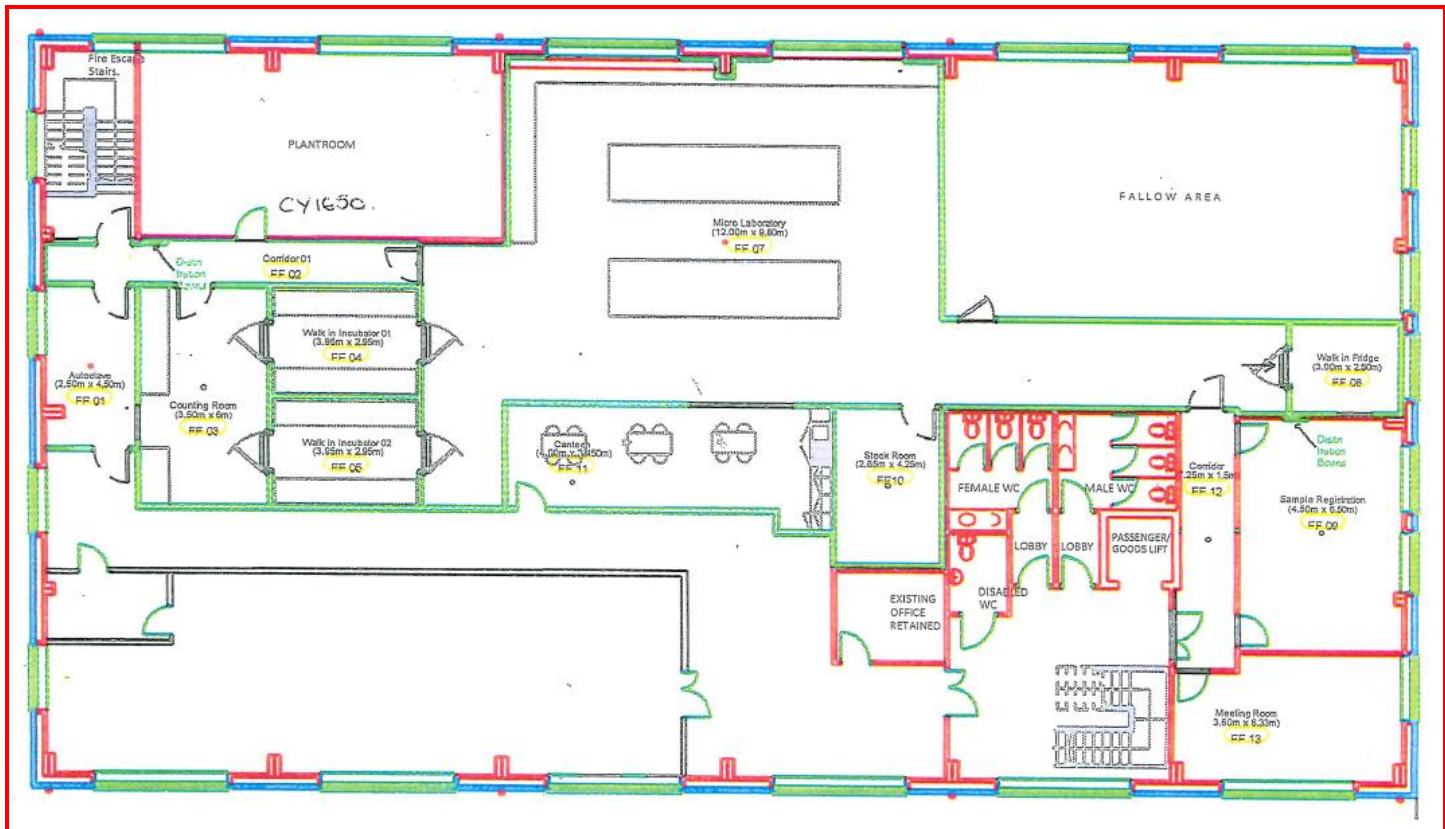
BUSINESS RATES A rateable value of £130,000 which computes to approximately £65,000 payable for one year.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Floorplans



Ground Floor Plan – Not to Scale



First Floor Plan – Not to Scale

DIRECTIONS

From junction 4 of the M3 head North along the Blackwater Relief road A331, at the third set of traffic lights filter right and turn right into Stanhope Road, continue over the mini roundabout and then turn immediately right into Glebeland Road, follow the road along, and a 90 degree left hand bend automatically becomes Doman Road, Prova Court will be approximately 800 yards on the left hand side of the road just before the width restrictors.

VIEWING Strictly by appointment with the **Sole Agent:**

David Savage

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REF

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