

“BRIDGE TRADE & INDUSTRIAL PARK”

NEW UNIT TO LET **644 ft² (59.8 m²)**

RENT £11,270 pax **(£17.50 ft²)**



**UNIT 6A, BRIDGE TRADE/INDUSTRIAL PARK,
BRIDGE ROAD, CAMBERLEY, SURREY, GU15 2QR**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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- ▶ **Access to Junction 4 of M3 approximately 2 miles**
- ▶ **Brand New Unit**
- ▶ **Toilet and Kitchenette Facilities**
- ▶ **Loading Door**
- ▶ **2 Reserved Parking Spaces**

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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

Bridge Road is situated off of the Frimley Road approximately half a mile from the A30 London Road and a short drive from the A331 Blackwater Relief Road. There is ample local shopping within walking distance situated within the Frimley Road and a public car park that offers 2 hours free parking within easy walking distance.

DESCRIPTION

Bridge Trade and Industrial Park is located off Bridge Road... The subject building is located to the rear of the estate, and consists of a single storey industrial/storage building with a pitched roof, loading doors, toilet and kitchenette facility and designated parking for 2 vehicles.

*Please note that the property will be finished to the front externally with tarmac.

LEASE

The unit is available on lease terms with length of lease by agreement. Please note that any lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord and Tenant Act.

RENT

A rent of £11,270 pax (£17.50 ft²), exclusive of VAT and all other outgoings. The rent to be paid quarterly in advance by standing order. Please note that the rent is to be raised annually in line with the Retail Price Index.

RENT DEPOSIT

A 3 month rent deposit to be held by the landlord put against satisfactory lease performance.

SERVICE CHARGE

An annual service charge to be confirmed.

UTILITIES DEPOSIT

A utilities deposit of £500 plus VAT to be placed with the landlord.

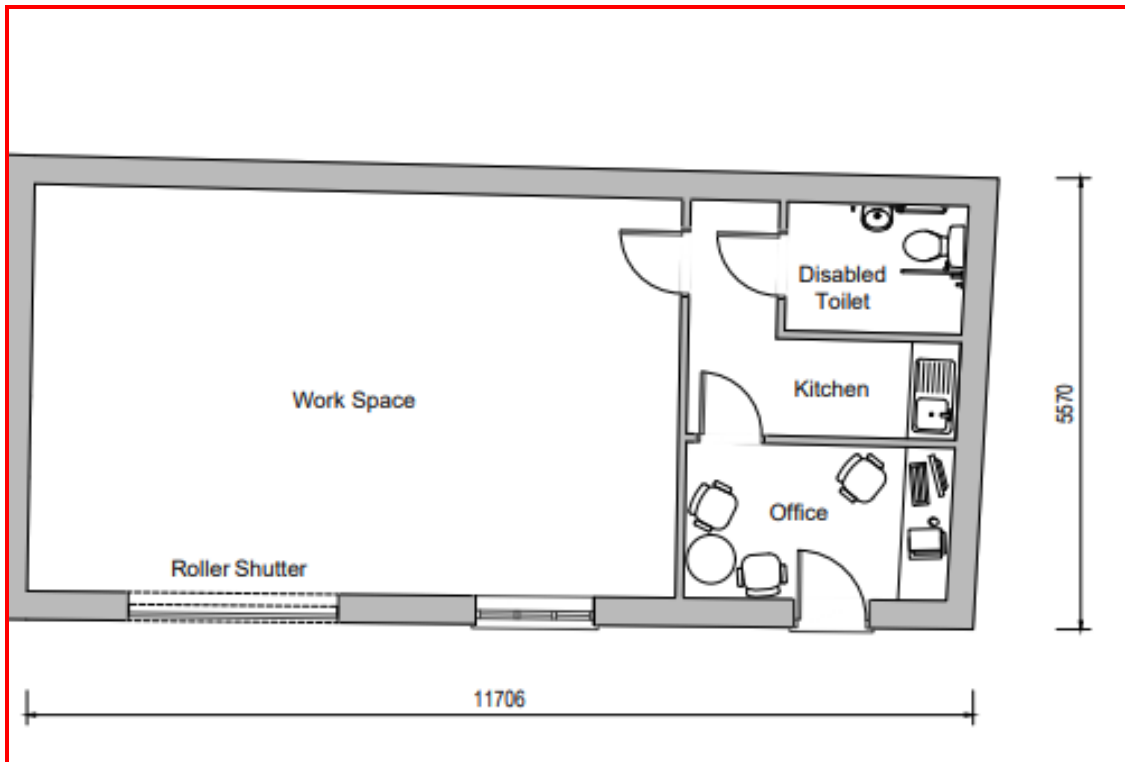
BUILDINGS INSURANCE

To be confirmed.

BUSINESS RATES

To be assessed.... Although we do expect the assessment to be below the 100% small business rates relief scheme, however we advise interested parties to contact the Business Rates Department at Surrey Heath Borough Council on 01276 707100 for further information.

FLOORPLAN (NOT TO SCALE)



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

ENERGY PERFORMANCE CERTIFICATE

To be provided in due course.

VIEWING

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

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU
Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk