

# A PROMINENT MODERN MID-TECH/INDUSTRIAL END UNIT WITH A FULL SIZE LOADING DOOR

TO LET

3,095 ft<sup>2</sup> (287.6 m<sup>2</sup>) including first floor offices

**UNIT 1 CAMBERLEY BUSINESS CENTRE,  
STANHOPE ROAD, CAMBERLEY, SURREY GU15 3DP**



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- ▶ **3.5 m High Loading Door (3m wide)**
- ▶ **Full Height Warehouse Space (approx. min 5.25 m – 7m max)**
- ▶ **Light and Airy First Floor Offices**
- ▶ **Toilet Facilities**
- ▶ **7 Designated Parking Spaces**
- ▶ **Excellent Access to Junction 4 of the M3**
- ▶ **3 Phase Power Supply**

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## 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, Screwfix, HSS Hire, Selco, Tool Station etc.

The estate is within 1 mile of the M3 (J4) 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 Southampton.

## DESCRIPTION

Camberley Business Centre was constructed around 2005/2006. The units are of steel portal frame under cladding and brickwork.

The buildings have a minimum clear eaves height of approximately 5.25 m internally. Access is either through the glazed pedestrian door, or through an approximate 3m (wide) x 3.5m (high) loading door.

The unit has 3-phase power, incoming gas supply, BT duct, power floated finished floor.

## ACCOMMODATION

The approximate floor areas are as follows:

### Ground Floor

Warehouse	2,315 ft <sup>2</sup>	215.09 m <sup>2</sup>
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### First Floor

Offices	780 ft <sup>2</sup>	72.51 m <sup>2</sup>
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<b>Total Floor Area</b>	<b>3,095 ft<sup>2</sup></b>	<b>287.60 m<sup>2</sup></b>
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**Parking**                      **7 Reserved Parking Spaces plus loading area**

## TO LET

The property is available to lease at a rent of £51,067.50 pax plus VAT (£16.50 ft<sup>2</sup>), with length of lease term by agreement.

## SERVICE CHARGE

Approximately £893 plus VAT per annum.

## BUILDINGS INSURANCE

To be confirmed.

## BUSINESS RATES

The rateable value of the premises is £22,750, giving rates payable of around £11,352 payable, but we ask interested parties to make their own enquiries with Surrey Heath Borough Council on 01276 707100.

**LEGAL COSTS** Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

101-125

E

122 | E

### VIEWING

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

David Savage & Keith Harpley  
**Clare & Company**  
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Josie Reeves  
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