

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

TO LET

3,072 ft² (285.4 m²) including storage mezzanine floor

**UNIT 12 CAMBERLEY BUSINESS CENTRE,
STANHOPE ROAD, CAMBERLEY, SURREY GU15 3DP**



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Land



- ▶ **3.5 m High Loading Door (3m wide)**
- ▶ **Full Height Warehouse Space (approx. min 5.25 m – 7m max)**
- ▶ **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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

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VIEWING

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

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