

# “BRIDGE TRADE & INDUSTRIAL PARK”

**SMALL UNIT TO LET                      644 ft<sup>2</sup> (59.8 m<sup>2</sup>)**

**RENT £12,000 pax**

**\*Favourable Electric Contract Rates until 1<sup>st</sup> April 2025\***

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

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**7 Alexandra Road  
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- ▶ **Access to Junction 4 of M3 approximately 2 miles**
- ▶ **Recently Constructed Unit**
- ▶ **Toilet and Kitchenette Facilities**
- ▶ **Loading Door**
- ▶ **2 Reserved Parking Spaces**

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

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.



## LEASE

The unit is available on a new lease with length of term by agreement, albeit how client will require a minimum of 3 years. 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 £12,000 pax (£18.63 ft<sup>2</sup>), 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 of £700 plus VAT.

### UTILITIES DEPOSIT

A utilities deposit of £600 plus VAT to be placed with the landlord. **Favourable electric contract rates until 1<sup>st</sup> April 2025, further information on application.**

### BUILDINGS INSURANCE

£300 plus VAT.

### BUSINESS RATES

A Rateable Value of £4,950, which falls under the £12,000 threshold of the business rates being 100% exempt from payment on the basis it is your only business premises. However, we always advise interested parties to contact the Business Rates Department at Surrey Heath Borough Council on 01276 707100 for full information.

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

### ENERGY PERFORMANCE CERTIFICATE

26-50

**B**

38 | **B**

### VIEWING

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

David Savage  
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