

INDUSTRIAL/STORAGE UNIT

TO LET 1,062 ft² (98.68 m²)

Rent of £17.50 ft² * 100% Small Business Rates Exemption*



**UNIT 4, BRIDGE INDUSTRIAL ESTATE, 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**
- ▶ **Security Gates to the Estate**
- ▶ **Double Access Doors**
- ▶ **Double Glazing**
- ▶ **Toilet and Kitchenette Facility**
- ▶ **Recently Replaced Roof**
- ▶ **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. There is ample local shopping within walking distance situated on the Frimley Road, and a free public car park also within walking distance (restricted to one hour free parking, up to 8 hours parking £4.00).



DESCRIPTION

Unit 4 is a small industrial unit within a scheme of around 17 other industrial units of various size and uses. The subject building has had a new roof fitted recently, toilet and kitchenette facility and 2 parking spaces.





LEASE

The unit is available on a new Full Repairing and Insuring 3 year lease. The lease granted will be excluded from the renewal and protection provisions of the 1954 Landlord and Tenant Act.

RENT

A rent of £18,500 pax, exclusive of VAT and all other outgoings. The rent to be paid in advance by standing order. Please note that the rent is to be raised annually in line with the Retail Price Index subject to a minimum of 2%.

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 £796.48 plus VAT (equivalent to £0.75 psf) payable quarterly in advance, with these monies to contribute to the cost of the external repairs and maintenance of common areas.

UTILITIES DEPOSIT

A utilities deposit of £1,200 including VAT to be held by the landlord.

BUILDINGS INSURANCE

Last year's premium was £323.81 plus VAT for the year.

BUSINESS RATES

The business rates assessment for the building is £8,300, approximately £4,067 for one year payable. However, if the premises are to be your only commercial property, then you will qualify for the ***small business rates relief scheme where you will be exempt from paying any business rates at all**, but we advise parties to confirm this with the Business Rates Department at Surrey Heath Borough Council on 01276 707100.



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

ENERGY PERFORMANCE CERTIFICATE

76-100

D

86 D

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

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