

DETACHED INDUSTRIAL BUILDING WITH PRIVATE FRONT AND REAR CAR PARK TO LET (MAY SELL FREEHOLD INTEREST)

5,512 SQ.FT. (512.27 SQ.M)

ADJACENT 0.3 ACRE YARD ALSO AVAILABLE TO LEASE

**26 DOMAN ROAD, YORKTOWN INDUSTRIAL ESTATE,
CAMBERLEY, SURREY GU15 3DF**



- ▶ **Front and Rear Car Park (or alternatively rear yard)**
- ▶ **Excellent Location – 1.5 miles from M3**
- ▶ **Front Office Content**
- ▶ **Additional First Floor Mezzanine Storage**
- ▶ **Ideal for Trade Counter Use**
- ▶ **Male and Female Toilet Facilities**



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LOCATION

Doman Road is accessed via Glebeland Road, which adjoins Stanhope Road, the main spine road serving Yorktown Industrial Park. The estate is 1.5 miles north of the M3 motorway junction 4 and about 1 mile west of Camberley town centre. Yorktown Industrial Estate is the largest of the commercial estates in Camberley.

DESCRIPTION

26 Doman Road is a well established industrial building with good parking, and has prominence to Doman Road. Internally the building has two storey offices to the front and industrial space to the rear. The space has been separated into smaller rooms with stud work partitioning, some of which can be removed to suit user preference.

SCHEDULE OF AREAS

Factory	3,757 ft ²	349.13 m ²
Ground Floor Offices	877 ft ²	81.47 m ²
First Floor Offices	878 ft ²	81.60 m ²
Total Area	5,512 ft²	512.20 m²

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) for industrial premises.

TO LEASE

The premises are available to lease, with the length of lease term by agreement, at an annual rent of £42,000 exclusive of all other outgoings, this computes to approximately £7.62ft.

FOR SALE

Our clients will give consideration to selling both 26 and 28 Doman Road as one lot with further information on application.

VAT

We understand from our client that VAT is not chargeable.

BUSINESS RATES

The rateable value of the property is £32,250 which equates to approximately £14,770 payable for the year 2009/2010.

LEGAL COSTS

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

OCCUPATION

For further information on timings for occupation please contact the agents.

28 DOMAN ROAD

Please note that our client also owns the adjacent yard with an area of approximately 0.3 of an acre which also available to lease.

VIEWING

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

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