

SECURE CONCRETE AND FENCED YARD TO LET (MAY SELL FREEHOLD INTEREST)

APPROXIMATELY 0.3 OF AN ACRE

ADJACENT INDUSTRIAL BUILDING OF 5,512 ft²
ALSO AVAILABLE TO LEASE

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



- ▶ **CONCRETE SURFACE AND FENCED**
- ▶ **EXCELLENT LOCATION – 1.5 MILES FROM M3**
- ▶ **TWO DOUBLE WIDTH ACCESS GATES**
- ▶ **WATER AND ELECTRIC ON SITE**
- ▶ **STORE/TOILET BLOCK**



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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 Park is the largest of the commercial estates in Camberley.

DESCRIPTION

28 Doman Road is a triangular shaped yard of around 0.3 of an acre with a concrete surface bounded by fencing with 2 double gates accessing onto Doman Road. The site has a store/toilet block, electricity and water.



SCHEDULE OF AREAS

Site Area	15,618 ft ²	1,450.9 m ²
Single Storey Building	224 ft ²	20.81 m ²

TO LEASE

The yard is available to lease, with length of lease term by agreement, at an annual rent of £34,500 exclusive of all other outgoings.

FOR SALE

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

USE

The yard was used for concrete batching for many years, but more recently for storage of cranes. Various types of industrial uses we believe will be acceptable subject to planning permission.

VAT

We understand from our client that VAT is not chargeable.

BUSINESS RATES

The rateable value of the property is £14,750 which equates to approximately £7,150 payable for 2009/2010.

OCCUPATION

For further information on occupation please contact the agents.

26 DOMAN ROAD

Please note that our client also owns the adjacent industrial building of approximately 5,512ft plus parking which is also available to lease.

VIEWING

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

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