

# 2 NEW DETACHED INDUSTRIAL UNITS PROPOSED FOR SALE OR TO LET

5,250 ft<sup>2</sup> and 4,350 ft<sup>2</sup> or 9,600 ft<sup>2</sup>

## UNITS 15 & 16 (PHASE II) CAMBERLEY BUSINESS CENTRE, STANHOPE ROAD, CAMBERLEY, SURREY



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\* Please note that the above pictures are Computer Generated Images.

- ▶ **Within 1 mile of the M3**
- ▶ **Loading Doors**
- ▶ **Office Content if required**
- ▶ **Private Parking**

### LOCATION

Phase II of Camberley Business Centre is located to the eastern edge of the Yorktown Industrial Estate. The Estate itself is the town's main industrial area with nearby occupiers including Royal Mail, STIHL, Lansing Linde and Alfa Laval.

The proposed development is within 1 mile of the M3 (J4) via the A331 (Blackwater Valley Relief Road) giving access to the M25 (12 miles), Heathrow and Gatwick Airports. To the South, the M3 also runs to Southampton.

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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.

## DESCRIPTION

Units 15 and 16 Camberley Business Centre will add two new detached buildings to this successful industrial unit scheme where the first phase was constructed around 3 years ago.

The proposed units will be constructed of steel portal frame under cladding and brickwork very similar to the first phase. Both units will have full height loading doors and will be fitted with structural mezzanine floors, which can be used for storage or easily fitted out as office accommodation.

The buildings will have a minimum clear eaves height of 6 metres internally and will be fully compliant with the DDA. Access will be either through the glazed pedestrian door, or through a 3.5m (wide) x 3m (high) loading door.

The units will have 3-phase power, incoming gas supply, BT DP Point, WC facilities and power floated finished floors.

## ACCOMMODATION

Measured Gross Internal in accordance with the RICS Code of Measuring Practice. Please note that the floor areas have been provided by our client's architect, and will be subject to on site measurements on Practical Completion:

### Unit 15

Ground Floor	325.15 m <sup>2</sup>	3,500 ft <sup>2</sup>
Mezzanine Floor	162.58 m <sup>2</sup>	1,750 ft <sup>2</sup>

**Total Floor Area**                      **487.73 m<sup>2</sup>**                      **5,250 ft<sup>2</sup>**

Parking                                      10 Allocated Spaces

### Unit 16

Ground Floor	269.41 m <sup>2</sup>	2,900 ft <sup>2</sup>
Mezzanine Floor	134.71 m <sup>2</sup>	1,450 ft <sup>2</sup>

**Total Floor Area**                      **404.12 m<sup>2</sup>**                      **4,350 ft<sup>2</sup>**

Parking                                      8 Allocated Spaces

## TERMS

The premises are available either on new Full Repairing and Insuring Leases with length of term by negotiation, or the freehold interest of either of the buildings can be purchased.

## RENT

The units are offered at a rent of £12.50ft<sup>2</sup> per annum on the ground floor built space, and £6.25ft<sup>2</sup> per annum on the structural mezzanine floors.

**Unit 15** £54,700 per annum exclusive of all other outgoing.

**Unit 16** £45,350 per annum exclusive of all other outgoing.

## **FOR SALE**

The freehold interest of either of the buildings could be purchased with further information on application.

## **VAT**

The buildings will be elected for VAT, therefore VAT will be chargeable on all the quoted prices and rents charged at the prevailing rate.

## **PLANNING CONSENT**

Planning consent granted for industrial use with exact categories under the 1987 Use Class Order to be confirmed.

## **SERVICE CHARGE**

Exact cost to be confirmed, but initial indications are around £0.50 pence per square foot.

## **BUSINESS RATES**

Further information to be confirmed when available.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs in the matter.

## **SPECIFICATION**

A copy of the specification and plans will be made available within the near future.

## **VIEWING**

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

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## **REF**

09/011C

