

MODERN INDUSTRIAL UNIT TO LET

3,914 ft²

FIRST YEAR AT HALF RENT

UNIT 11 CAMBERLEY BUSINESS CENTRE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3DP



- ▶ **3.6m High Loading Door**
- ▶ **7 Designated Parking Spaces**
- ▶ **Excellent Access to Junction 4 of the M3**
- ▶ **Mezzanine Floor either for storage or fitted as offices**
- ▶ **Intruder Alarm**
- ▶ **Heating**

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LOCATION

Camberley Business Centre is located to the eastern edge of the Yorktown Business Park. The Estate itself is the towns' main industrial estate with nearby occupiers including Royal Mail, STIHL, Linde and Jewsons.

The 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.

DESCRIPTION

Camberley Business Centre was constructed just over 5 years ago. The units are of steel portal frame under cladding and brickwork. There is a kitchenette and toilet facility.

The buildings have a minimum clear eaves height of 5.9 m internally. Access is either through the glazed pedestrian door, or through a 3m (wide) x 3.6m (high) loading door.

The unit has 3-phase power, incoming gas supply, BT duct, power floated finished floor, which has a floor loading capacity of around 600 lbs/sqft (30kn/sqm).

ACCOMMODATION

Measured on a Gross External basis, the floor areas are as follows:

Ground Floor	281.00 m ²	3,025 ft ²
Mezzanine Floor	82.57 m ²	889 ft ²
Total Floor Area	363.57 m²	3,914 ft²

PARKING

The unit has a loading area and 7 designated parking spaces.

TERMS

The building is available on a new Full Repairing and Insuring Lease with length of term by negotiation.

RENT

Option 1:

The unit taken as seen with the mezzanine as a storage facility, an annual rent of £39,900 plus VAT (£11.50 ft on the built space and £5.75ft on the mezzanine).

Option 2:

The unit taken with the mezzanine floor fitted out as open plan offices, an annual rent of £45,000 plus VAT (£11.50 ft on the premises overall).

Please note that the rents are exclusive of all other outgoings.

The first year's rent to be at half rate, subject to a minimum of a 3 year lease term certain.

FREEHOLD Our clients will give consideration to selling their freehold interest with further information on application.

SERVICE CHARGE An annual charge of £1,100.00 plus VAT per annum.

BUILDINGS INSURANCE Current annual premium of £800 plus VAT.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

OCCUPATION Vacant possession on legal completion.

VIEWING

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

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