

MODERN INDUSTRIAL/OFFICE UNIT

TO LET

3,391 ft²

FIRST YEAR'S RENT DISCOUNTED TO £5.75FT

UNIT 1 CAMBERLEY BUSINESS CENTRE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3DP



- ▶ **Comfort Cooling to First Floor Offices**
- ▶ **7 Designated Parking Spaces**
- ▶ **Excellent Access to Junction 4 of the M3**
- ▶ **Structural Mezzanine Floor with offices above and below**
- ▶ **Intruder Alarm and Door Entry System**
- ▶ **Loading Access**

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commercial property consultants

**187 Lynchford Road
Farnborough
Hampshire
GU14 6HD**

**T: 01252 415900
F: 0845 5002623**

Offices also at:
St Georges Yard, Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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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 Jewson.

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 and Unit 1 includes first floor offices, with the unit having been fitted out generally to offer impressive accommodation. There is a kitchenette and Male/Female toilet facilities.

The buildings have a minimum clear eaves height of 5.25 m internally. Access is either through the glazed pedestrian door, or through a 3.5m (wide) x 3m (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	233.05 m ²	2,508 ft ²
First Floor Offices	82.00 m ²	883 ft ²
Total Floor Area	315.05 m²	3,391 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 An annual rent of £39,000 plus VAT (£11.50ft), exclusive of all other outgoings. The first year's rent to be discounted by 50% ie £19,500 for the first year.

SERVICE CHARGE An annual charge of £1,002.00 plus VAT per annum.

BUILDINGS INSURANCE Current annual premium of £700.00 plus VAT.

BUSINESS RATES

The current rateable value is £23,750, with rates payable for 2010/2011 of approximately £9,832.50 for one year, for final confirmation interested parties are advised to contact Surrey Heath Borough Council.

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

OCCUPATION Vacant possession on legal completion.

FITTINGS The door entry system, intruder alarm and air cooling unit have been left by the previous tenant, therefore our client is unable to guarantee that the items are in working condition and the ingoing tenant must satisfy themselves that they are operational.

VIEWING

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

David Savage
Clare & Company
187 Lynchford Road
Farnborough
GU14 6HD

Keith Harpley
London Clancy
6 Minster Court
Camberley
GU15 3YY

Telephone:

01252 415900

01276 682055

Mobile:

07798 761028

07881 825207

Email:

ds@clareandcompany.co.uk

keithharpley@londonclancy.co.uk

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