

MODERN INDUSTRIAL UNITS

TO LET OR FOR SALE

Unit 7 - 1,453 ft² PLUS MEZZANINE FLOOR OF 786 ft²
Unit 8 - 1,453 ft²

UNITS CAN BE COMBINED

UNITS 7 & 8 CAMBERLEY BUSINESS CENTRE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3DP



- ▶ **Loading Access**
- ▶ **3 Allocated Parking Spaces Per Unit**
- ▶ **Excellent Access to Junction 4 of the M3**
- ▶ **Mezzanine Floor In Unit 7 Ideal For Converting to Offices**



**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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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.

LOCATION

Camberley Business Centre is located to the eastern edge of the Yorktown Industrial Business Park. The Estate itself is the towns' main industrial estate with nearby occupiers including Royal Mail, STIHL, Lansing 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 3 years ago. The units are of steel portal frame under cladding and brickwork and Unit 7 includes a load bearing mezzanine floor, which can easily be converted to office use if required. (Please note our clients are happy to fit the mezzanine floor out as offices in Unit 7, but with an increase in rent up to £24,600pax).

The buildings have a minimum clear eaves height of 5.25 m internally and are fully compliant with the DDA. Access is either through the glazed pedestrian door, or through a 3.5m (wide) x 3m (high) loading door.

The units have 3-phase power, incoming gas supply, BT duct (with 2 spare ducts), WC facilities and a power float 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:

UNIT 7:

Ground Floor	134.98 m ²	1,453 ft ²
Mezzanine Floor	73.02 m ²	786 ft ²
Total Floor Area	208.00 m ²	2,239 ft ²

UNIT 8:

Ground Floor	134.98 m ²	1,453 ft ²
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PARKING

The units have dedicated loading areas, and both units have 3 allocated parking spaces each.

TERMS

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

RENT

Unit 7 - An annual rent of £18,460 plus VAT, exclusive of all other outgoings.
Unit 8 - An annual rent of £14,530 plus VAT, exclusive of all other outgoings.

FOR SALE

The freehold interest of the units, are available to purchase with details on application.

SERVICE CHARGE An annual charge of approximately £0.50 pence per ft plus VAT per annum.

BUSINESS RATES

The current rates payable for the units are around £5.60ft payable, for further information please contact Surrey Heath Borough Council 01276 707100.

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

OCCUPATION The premises offer vacant possession, so quick occupation available.

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

REF

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