

COMPTON PLACE BUSINESS CENTRE

VARIOUS SIZE BUSINESS UNITS

Units range from 1,095 ft²

TO LET

COMPTON PLACE BUSINESS CENTRE, SURREY AVENUE, CAMBERLEY, SURREY, GU15 3DX



- ▶ **On Site Postal Collection**
- ▶ **Double Wooden Loading Doors**
- ▶ **Shared Kitchen and Toilet Facilities**
- ▶ **Separately Metered Electric Supplies**
- ▶ **Door Entry Security System**
- ▶ **Good Natural Light**
- ▶ **On Site Car Parking**

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commercial property consultants

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LOCATION

Camberley is an expanding commercial centre with a population of approximately 75,000 and forms part of the Blackwater Valley Area. Camberley is within minute's drive of the A30, M3 motorway (Junction 4) and the A321 Blackwater Valley relief road. These major routes provide rapid access to the coasts and Southampton to the South, Central London to the East, and nearby regional centres including Guildford, Bracknell, Basingstoke and Farnborough. The M25 motorway is only 11 miles from Junction 4 of the M3 motorway, which in turn gives access to the national motorway network and both Heathrow and Gatwick airports.

DESCRIPTION

Originally built as a single factory, Compton Place has since been converted into small business units with the current available units ranging in size from 1,095 ft². The units provide a mix of office and workshop accommodation on flexible lease terms, and certain units have loading doors.

UNITS AND SIZES

Unit 2:

113.62m² 1,223 ft² **£ 9,784 plus VAT per annum exclusive of outgoings**

Unit 14 (First Floor):

65.03m² 700 ft² **£ 9,000 plus VAT per annum exclusive of outgoings**

Unit 17 (First Floor):

33.44 m² 360 ft² **£ 3,600 plus VAT per annum exclusive of outgoings**

LEASE TERMS Units available on new flexible lease terms.

SERVICE CHARGE An annual service charge of 0.75 ft² plus VAT.

LEGAL COSTS Each to bear their own legal costs.

BUSINESS RATES The business rates range between £2.75-3.00 ft² payable.

WATER RATES & BUILDINGS INSURANCE Approximately £0.60 pence ft² combined.



VIEWING

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

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Unit 2:

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **111** This is how energy efficient the building is.

Unit 14:

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **183** This is how energy efficient the building is.

Unit 17:



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **223** This is how energy efficient the building is.