

INDUSTRIAL/WAREHOUSE UNIT

TO LET

2,796 FT² (259.76 M²)

LASER HOUSE, 18 DOMAN ROAD, YORKTOWN INDUSTRIAL ESTATE, CAMBERLEY, SURREY GU15 3DF



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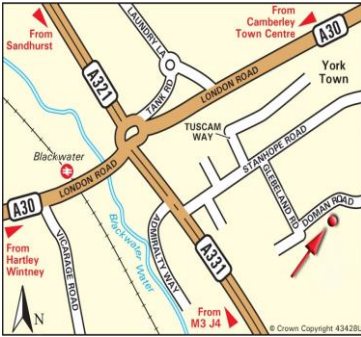
Land



- ▶ **Good On-site Car Parking**
- ▶ **Excellent Location – 1.5 miles from M3**
- ▶ **Roller Shutter**
- ▶ **Separately Metered Electric & Gas**

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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

Doman Road is accessed from Glebeland Road, which adjoins Stanhope Road, the main spine road serving Yorktown Industrial Estate. The scheme is 1.5 miles north of the M3 motorway at junction 4 and about 1 mile west of Camberley town centre. Yorktown Industrial Estate is Camberley's premier industrial/business area.

DESCRIPTION

Laser house is an established industrial / warehouse building. The property benefits from good off-road parking to the front of the unit.

SCHEDULE OF AREAS

Unit D	2,796 ff² (259.76 m²)
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Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

RENT

An annual rent of £21,110 p.a.

OTHER COSTS

Business Rents = Approximately £9,385 payable per annum

Buildings Insurance = Approximately £985 per annum

Water Rates = Approximately £300 per annum

LEASE TERMS

A new lease is available, for a term to be agreed.

VIEWING

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

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REF

09/037C