

INDUSTRIAL / WAREHOUSE BUILDING WITH OFFICES

TO LET

3,640 FT² (338 M²)

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



commercial property consultants

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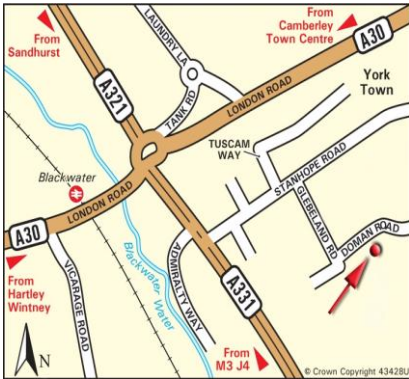
Land



- ▶ **Generous On-site Car Parking**
- ▶ **Excellent Location – 1.5 miles from M3**
- ▶ **Above Average Office Content**
- ▶ **Can be conveniently broken into separate units**

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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 with a generous provision of office space. The property benefits from substantial off-road parking to the front and side of the unit. Internally the office space is situated across two floors. The space has been separated into smaller rooms with stud work partitioning, some of which can be removed to suit user preference.

SCHEDULE OF AREAS

	SQ.FT.	SQ.M.	RENT £ pax
Unit A			
Ground Floor industrial / warehouse	2,544	236	
Ground floor Office	1,096	102	
Total	3,640	338	£27,500

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

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

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