

# FULL HEIGHT INDUSTRIAL UNIT

## TO LET

2,830 FT<sup>2</sup> (262.9M<sup>2</sup>)

**\*DISCOUNTED RENT FOR THE FIRST 18 MONTHS\***

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**UNIT 14 ST GEORGES INDUSTRIAL ESTATE,  
WILTON ROAD, CAMBERLEY GU15 2QW**

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**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900  
F: 01252 372631**

Offices also at:  
St Georges Yard, Farnham

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

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- ▶ **6 Allocated Parking Spaces**
- ▶ **Excellent Loading Access**
- ▶ **Full Height Loading Door**
- ▶ **Built in Offices**
- ▶ **Toilet Facilities**
- ▶ **Fully Refurbished**

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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

St Georges Industrial Estate is situated on Wilton Road, off the Frimley Road. The estate has excellent road access to both the A331 and the M3 motorway the latter being a short drive to Junction 4, with the A30 (London Road) approximately a mile away.

## DESCRIPTION

Unit 14 is a mid-terrace industrial unit located on this popular industrial estate. Externally the unit has brick lower elevations with profile cladding above, loading area and car parking for 6 vehicles. The internal benefits of the unit include an approximate eaves height of 4.5m, a full height roller shutter loading door, toilet facilities and a built in office for approximately 2-4 people.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice on a Gross Internal basis.

TOTAL        2,830 ft<sup>2</sup>        (262.9 m<sup>2</sup>)

## TERMS

The unit is available by way of a new Full Repairing and Insuring lease via a service charge with length of term by agreement. However, please note that the rent discount offered is subject to a minimum unbroken lease term of 3 years.

## RENT

An annual rent of £9.00ft<sup>2</sup>, but with the first 18 months discounted to £4.50ft<sup>2</sup>.

Year 1	=	£12,735
Year 2	=	£19,102
Years 3-5	=	£25,470 pax

Please note that the quoted rents exclude VAT and all other outgoings.

## Service Charge

A service charge is operated for the development for the maintenance and repair of the estate, further information on application.

## BUSINESS RATES

We understand from Surrey Heath Borough Council that the Rateable Value is £26,750, giving rates payable for April 2009/2010 of approximately £11,074.50.

## VIEWING

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

David Savage  
**Clare & Company**  
7 Alexandra Road  
Farnborough  
GU14 6BU

Keith Harpley  
**London Clancy**  
6 Minster Court  
Camberley  
GU15 3YY

**Telephone:** 01252 415900

**Mobile:** 07798 761028

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

01276 682055

07881 825207

[keithharpley@londonclancy.co.uk](mailto:keithharpley@londonclancy.co.uk)

**REF**

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