

# A NEW DETACHED INDUSTRIAL BUILDING COMMENCING CONSTRUCTION



**TO LET**      Target Completion Date May 2012

4,350 ft<sup>2</sup> (404.12 m<sup>2</sup>)

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## UNIT 16 CAMBERLEY BUSINESS CENTRE, STANHOPE ROAD, CAMBERLEY, SURREY

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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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\* Please note that the above picture is a Computer Generated Image.

- ▶ **Within 1 mile of the M3**
- ▶ **Unit 15 Now Pre-Sold to JNL Engineering**
- ▶ **Loading Door**
- ▶ **High Office Content**
- ▶ **Private Parking**

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## LOCATION

Camberley Business Centre is located to the eastern edge of the Yorktown Business Park. The Estate itself is the town's main industrial area with nearby occupiers including Royal Mail, STIHL, Lansing Linde, Clean Plc and Alfa Laval.

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 gives direct access to Southampton.

## DESCRIPTION

Units 15 and 16 Camberley Business Centre will add two new detached buildings to this successful industrial unit scheme where the first phase was constructed around 5 years ago.

The proposed units will be constructed of steel portal frame under steel profile cladding and brickwork, very similar to the first phase. Both units will have full height loading doors and will be fitted with structural mezzanine floors with fitted offices.

The buildings will have a minimum clear eaves height of 6 metres internally and will be fully compliant with the DDA. Access will be either through the glazed pedestrian door, or through a 3.5m (wide) x 3m (high) loading door.

The units will have 3-phase power, incoming gas supply, BT DP Point, WC facilities and power floated finished floors.

## ACCOMMODATION

Measured Gross Internal in accordance with the RICS Code of Measuring Practice. Please note that the floor areas have been provided by our client's architect, and will be subject to on site measurements on Practical Completion:

<b>Unit 15</b>	<b>NOW PRE-SOLD</b>	
Ground Floor	325.15 m <sup>2</sup>	3,500 ft <sup>2</sup>
Mezzanine Floor	162.58 m <sup>2</sup>	1,750 ft <sup>2</sup>
<b>Total Floor Area</b>	<b>487.73 m<sup>2</sup></b>	<b>5,250 ft<sup>2</sup></b>

Parking 10 Allocated Spaces

<b>Unit 16</b>		
Ground Floor	269.41 m <sup>2</sup>	2,900 ft <sup>2</sup>
Mezzanine Floor	134.71 m <sup>2</sup>	1,450 ft <sup>2</sup>
<b>Total Floor Area</b>	<b>404.12 m<sup>2</sup></b>	<b>4,350 ft<sup>2</sup></b>

Parking 8 Allocated Spaces

## TERMS

The premises are available by way of a new Full Repairing and Insuring Lease with length of term by negotiation.

## RENT

Unit 16 is available for a rent of £12.00ft<sup>2</sup> per annum, which computes to an annual rent of £52,500 plus VAT, exclusive of all other outgoings.

## SERVICE CHARGE

Exact cost to be confirmed, but initial indications are around £0.75 pence per square foot.

## BUSINESS RATES

Further information to be confirmed once available.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the matter.

## SPECIFICATION

A copy of the specification and plans on request.

## 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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