

FULL HEIGHT INDUSTRIAL UNIT

TO LET

2,836 ft² (263.4m²)
PLUS MEZZANINE FLOOR OF 1,492 ft² (138.6m²)

TOTAL AREA 4,328 FT²

**UNIT 17 ST GEORGES INDUSTRIAL ESTATE,
WILTON ROAD, CAMBERLEY GU15 2QW**



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- ▶ **6 Allocated Parking Spaces**
- ▶ **Full Height Loading Door**
- ▶ **Built in Offices**
- ▶ **3 Phase Power**
- ▶ **Toilet Facilities**

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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 17 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 5.3 m, 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.

Built Space	2,836 ft ²	(263.4 m ²)
Mezzanine Floor	1,492 ft ²	(138.6 m ²)
Total Floor Area	4,328 FT²	(402 M²)

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.

RENT

On application.

SERVICE CHARGE

Details on application.

BUSINESS RATES

We understand from Surrey Heath Borough Council that the Rateable Value is £29,250, approximate rates payable for April 2011/2012 of approximately £12,665.25.

VIEWING

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

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REF

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