

# FULL HEIGHT INDUSTRIAL UNIT

## TO LET

1,050 FT<sup>2</sup> (97.54 M<sup>2</sup>)

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## UNIT 6 ST GEORGES INDUSTRIAL ESTATE, WILTON ROAD, CAMBERLEY GU15 2QW

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- ▶ **4 Allocated Parking Spaces**
- ▶ **Excellent Loading Access**
- ▶ **Full Height Loading Door**
- ▶ **Built in Offices**
- ▶ **Toilet Facility**
- ▶ **To be Fully Refurbished**

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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 6 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 4 cars. The internal benefits of the unit include an approximate eaves height of 4.5m, a full height roller shutter loading door, toilet facility and a built in office.

## ACCOMMODATION

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

TOTAL        1,050 ft<sup>2</sup>        (97.54 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.

## RENT

Rent On Application

## 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 £11,500, giving rates payable for April 2009/2010 of approximately £5,577.

## VIEWING

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

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## REF

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