

MODERN INDUSTRIAL BUILDING WITH SUBSTANTIAL YARD IDEAL FOR TRADE COUNTER USERS



TO LET

9,735 ft² (904.31 m²)

69-73 JAMES ROAD, FRIMLEY, CAMBERLEY, GU15 2RH



**187 Lynchford Road
Farnborough
Hampshire
GU14 6HD**

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Investments

Land

- ▶ **Yard of circa 11,000 ft²**
- ▶ **Excellent parking facilities**
- ▶ **Excellent Access to Junction 4 of the M3**
- ▶ **Concrete mezzanine Floors**
- ▶ **Ancillary offices with meeting/board Room**
- ▶ **Full Height Warehousing**
- ▶ **2 full height loading doors**
- ▶ **Kitchen and toilet facilities**

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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

James Road is located off the Frimley Road a short drive from Frimley town centre and the access to the Blackwater Valley Relief Road serving junction 4 of the M3 and the A31 Farnham to Guildford Road.

DESCRIPTION

The premises are constructed of steel portal framing under a brick and profile clad exterior. The main part of the building we believe was constructed in the mid 1990's and property is set in approximately 0.66 of an acre which offers a mix of yardage and parking.

ACCOMMODATION

Measured on a Gross Internal basis, the floor areas are as follows:

Ground Floor Offices	121.00 m ²	1,302 ft ²
Warehouse Area 1	385.79 m ²	4,153 ft ²
Warehouse Area 2	189.08 m ²	2,035 ft ²
Mezzanine Floor	208.63 m ²	2,245 ft ²
Total Floor Area	904.50 m²	9,735 ft²
Open Sided Storage	74.00 m ²	807 ft ²
Yard Area	1,021 m ²	11,000 ft ²



SECURITY

The building has an intruder alarm system and roller shutters to the windows and doors.

TERMS

Our Clients SGB Services Limited hold a 10 year Full Repairing and Insuring Lease incorporating a rent review at the end of the fifth year. The lease commenced on the 3rd December 2007. Our clients wish to assign their leasehold interest.

RENT An annual rent of £75,000 plus VAT, exclusive of all other outgoings.

BUSINESS RATES

The current rateable value is £46,250, which computes to rates payable for 2009/2010 of approximately £22,431 for one year.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

VIEWING

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

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REF

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