

UNIT 4 & 7 (PHASE 4) NEWLY REFURBISHED INDUSTRIAL WAREHOUSE UNITS

2,452 AND 2,500 SQ FT TO LET (FLEXIBLE LEASE TERMS)

ALBANY PARK INDUSTRIAL ESTATE CAMBERLEY GU16 7PL



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LOCATION

Albany Park Industrial Estate is located on the main B3411 Frimley Road. This links the estate with the Blackwater Valley Relief Road/M3 motorway (junction 4 interchange) which is within 1-mile. A full range of shopping facilities is provided nearby in both the Frimley and Camberley town centres.

DESCRIPTION

The units comprise modern mid-terraced refurbished industrial warehouse accommodation. The industrial warehouse areas are accessed via a full height-loading doors. The offices and ancillary areas are located within the front section on ground and first floors.

INDUSTRIAL WAREHOUSE AREA

- 5.4m eaves
- Full height loading doors
- Gas warm air heater (unit 4)
- 3 phase electrics
- Concrete floors
- Roof mounted strip lighting
- Toilet/washrooms

OFFICE/ANCILLARY AREA

- Toilet/washrooms
- LG7 lighting
- Carpeting
- Heating
- Suspended ceilings in part



ACCOMMODATION

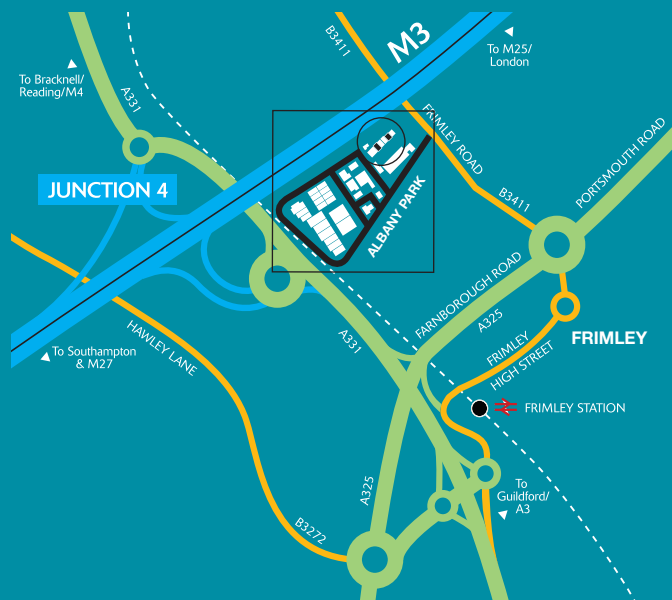
The following approximate gross internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice:

UNIT 4	SQ FT	SQ M
Ground floor industrial/warehouse	1,717	159.50
Ground and first floor offices/ancillary space	735	68.30
Total approximate (GIA)	2,452	227.8
Mezzanine floor area	892	82.85
(4 car parking spaces are provided).		

UNIT 7	SQ FT	SQ M
Ground floor industrial/warehouse	1,754	162.85
Ground and first floor offices/ancillary space	746	69.30
Total approximate (GIA)	2,500	232.2
(5 car parking spaces are provided).		

TERMS

Available to let on a new full repairing and insuring lease for a term and rental to be agreed. Full terms on application from the sole agents.



VIEWING

Strictly by appointment through the sole letting agents:

STEVE BARRETT
steve@hurstwarne.co.uk
01252 816061

PETER RICHARDS
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