

**EGi**

**Deals Winner 2009**  
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**Hurst Warne**

Chartered Surveyors and  
Commercial Property Consultants

# CAMBERLEY/FRIMLEY Industrial Warehouse Unit

2,499 sq ft (232 sq m)

**UNDER REFURBISHMENT**



Unit 7, Phase 4 Albany Park Industrial Est, Camberley GU16 7PL

## **ToLet – Flexible Lease Terms**

- 4 car parking spaces.
- Central heating.
- 3 phase electrics.
- Roof mounted strip lighting.

Regulated by RICS



**RICS**

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Agency • Investment • Development • Asset Management • Landlord & Tenant

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**Location Map**

For an approximate location map of the property go to [www.multimap.com](http://www.multimap.com) and type in post code GU16 7PL.

**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 about 1-mile distance. The M25 J12 is about 12 miles and Heathrow Airport about 22 miles distance by motorway. A full range of shopping facilities is provided nearby in both the Frimley and Camberley town centres.

**Description**

The unit comprises a mid-terraced industrial warehouse. The industrial warehouse area is approached via a full-height loading door at the front of the building. The offices are located within the front section on ground and first floors.

**Amenities/Office/Ancillary Area**

- 4 car parking spaces
- Toilet/washroom
- Fluorescent lighting
- Central heating
- Carpeting

**Industrial Warehouse Area**

- Approx 5.4m eaves
- Full height loading door
- 3 phase electrics
- Concrete floor
- Roof mounted strip lighting
- Toilet/washroom

**Accommodation**

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

Ground floor industrial/warehouse	1753 sq ft	(162.85 sq m)
Ground and first floor offices/ancillary space	746 sq ft	(69.30 sq m)
Total approximate gross internal area	2,499 sq ft	(232.2 sq m)

**Terms**

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

**Rates and Vat**

Any intending lessee must satisfy themselves independently by contacting the relevant statutory authorities as to the rates payable and transitional relief in respect of the property.

Contact: Surrey Heath Borough Council Telephone 01276 686252.

**Viewing**

Strictly by appointment through the sole letting agents:

Steve Barrett  
[steve@hurstwarne.co.uk](mailto:steve@hurstwarne.co.uk)  
 01252 816061

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

**Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25**

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