

CAMBERLEY

Industrial Warehouse Unit

2,453 to 3,343 sq ft (228 to 310 sq m)

UNDER REFURBISHMENT



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

TO LET- Flexible Lease Terms

Industrial Warehouse Area:

- Full height loading door.
- Gas warm air heater.
- 3 phase electrics

Office/Ancillary Area:

- Fluorescent lighting.
- Central heating.
- Carpeting.

4 car parking spaces provided

Regulated by RICS

www.hurstwarne.co.uk



RICS

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Location MapFor an approximate location map of the property go to 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 modern mid-terraced industrial warehouse. The industrial warehouse area is approached via a full height-loading door. The offices and ancillary areas are located within the front section on ground and first floors.

Amenities**Industrial Warehouse Area**

- 5.4 m eaves at front, 5.0 m at rear
- Full height loading door
- Gas warm air heater
- 3 phase electrics
- Concrete floor
- Roof mounted strip lighting
- Toilet/washroom.

Office/Ancillary Area

- IT and Telecom cabling (not tested)
- Toilet/washroom
- Fluorescent lighting
- Central heating
- Carpeting.

Accommodation

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

Ground floor industrial/warehouse	1,717 sq ft	(159.50 sq m)
Ground and first floor offices/ancillary space	735 sq ft	(68.30 sq m)
Total approximate gross internal area	2,452 sq ft	(227.8sq m)
Mezzanine floor area	891 sq ft	(82.85 sq m)

4 car parking spaces
are provided.**Terms**

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

VAT/Rates

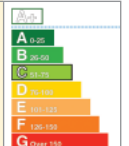
Any intending lessee must satisfy themselves independently by contacting the relevant statutory authorities as to the rates payable and transitional relief in respect of the property. Contact: Surrey Heath Borough Council. Telephone 01276 686252.

Viewing

Strictly by appointment through the sole letting agents:

Steve Barrett
steve@hurstwarne.co.uk
 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



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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

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