

OFFICE/STORAGE UNIT

TO LET 1,108 ft² (102.96 m²)

Rent of £12.41 ft² * 100% Small Business Rates Exemption*

**UNIT 11A, BRIDGE INDUSTRIAL ESTATE, CAMBERLEY,
SURREY, GU15 2QR**



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- ▶ **Access to Junction 4 of M3 approximately 2 miles**
- ▶ **Gas Heating by Radiators and Double Glazing**
- ▶ **Self Contained Office/Store Unit with Toilet and Kitchen Facilities**
- ▶ **Well Insulated Building with Good Natural Light**
- ▶ **3 Reserved Parking Spaces**
- ▶ **Rear Lean-to Store and External Decked Area**
- ▶ **Ideal for Combined Office and Storage Use**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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

Bridge Road is situated off of the Frimley Road approximately half a mile from the A30 London Road. There is ample local shopping within walking distance situated on the Frimley Road, and a free public car park also within walking distance (restricted to two hours free parking).



DESCRIPTION

The Building is located out of sight of the main Bridge Industrial estate approached by a private access road. The building consists of a single storey Office/Store building with a pitched roof, and features double entrance doors, toilet and kitchenette facilities, meeting and training room, double glazing, gas heating by radiators, Double doors leading to rear external decked area, lean to rear storage building, parking for approximately 3 vehicles. The approximate roof height is 2.47 metres to the Eaves, and 3.76 metres to the apex.



LEASE

The unit is available on a new Full Repairing and Insuring lease, with length of lease term by agreement. The lease granted will be excluded from the renewal and protection provisions of the 1954 Landlord and Tenant Act.

RENT

A rent of £13,750 pax, exclusive of VAT and all other outgoings. The rent to be paid monthly in advance by standing order. Please note that the rent is to be raised annually in line with the Retail Price Index subject to a minimum of 2% and a maximum of 4%.

RENT DEPOSIT

A 3 month rent deposit to be held by the landlord put against satisfactory lease performance.



SERVICE CHARGE

An annual service charge of £843 plus VAT (equivalent to £0.76 psf) payable quarterly in advance, with these monies to contribute to the cost of the external repairs and maintenance of common areas.

UTILITIES DEPOSIT

A utilities deposit of £250 plus VAT to be placed with the landlord for water usage which is recharged. The property benefits from mains electric and gas supplies direct with suppliers.

BUILDINGS INSURANCE

Currently £427 plus VAT per annum.

BUSINESS RATES

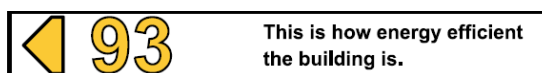
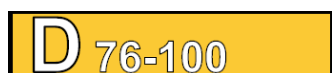
The business rates assessment for the building is £7,800, approximately £3,845 for one year payable. However, if the premises are to be your only commercial property, then you will automatically qualify for the ***small business rates relief scheme where you will be exempt from paying any business rates at all**, but we advise parties to confirm this with the Business Rates Department at Surrey Heath Borough Council on 01276 707100.

FLOOR AREA

Please note that the building area has been measured on a Gross Internal area in line with the RICS Code of Measuring Practice for industrial premises.

LEGAL COSTS Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

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

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