

# MODERN INDUSTRIAL UNIT WITH FULL SIZE LOADING DOOR AND MEZZANINE FLOOR

## FOR SALE

2,278 ft<sup>2</sup> (211.63 m<sup>2</sup>) including mezzanine floor

### UNIT 9 CAMBERLEY BUSINESS CENTRE, STANHOPE ROAD, CAMBERLEY, SURREY GU15 3DP



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- ▶ **3.6m High Loading Door**
- ▶ **Full Height Warehouse Space**
- ▶ **Kitchen Toilet Facilities**
- ▶ **3 Designated Parking Spaces**
- ▶ **Excellent Access to Junction 4 of the M3**
- ▶ **3 Phase Power Supply**

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## LOCATION

Camberley Business Centre is located to the eastern edge of the Yorktown Business Park. The Estate itself is the towns' main industrial estate with nearby occupiers including Royal Mail, STIHL, Linde, Screwfix and HSS Hire.

The development is within 1 mile of the M3 (J4) via the A331 (Blackwater Valley Relief Road) giving access to the M25 (12 miles), Heathrow and Gatwick Airports. To the South, the M3 also runs to Southampton.

## DESCRIPTION

Camberley Business Centre was constructed around 11 years ago. The units are of steel portal frame under cladding and brickwork.

The buildings have a minimum clear eaves height of 5.9 m internally. Access is either through the glazed pedestrian door, or through a 3m (wide) x 3.6m (high) loading door.

The unit has 3-phase power, incoming gas supply, BT duct, power floated finished floor, which has a floor loading capacity of around 600 lbs/sqft (30kn/sqm).

## ACCOMMODATION

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

Ground Floor	129.22 m <sup>2</sup>	1,391 ft <sup>2</sup>
Mezzanine Floor	82.41 m <sup>2</sup>	887 ft <sup>2</sup>

**Total Floor Area**                      **211.63 m<sup>2</sup>**      **2,278 ft<sup>2</sup>**

**Parking**                                      **3 Reserved Parking Spaces**

## FOR SALE

The property is available for freehold for "Offers in the Region of £360,000 plus VAT".

## SERVICE CHARGE

Approximately £664 plus VAT per annum.

## BUILDINGS INSURANCE

Approximately £740 plus VAT per annum.

## BUSINESS RATES

The rateable value as from April 2017 will be reduced down to £15,750, giving rates payable of around £7,340 payable based on the small business rates relief.

**LEGAL COSTS** Each party to bear their own legal costs.

## EPC

Energy Performance Rating – F133.



## VIEWING

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

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## REF

17/022C/Unit 9