

Particulars

Commercial Property Surveyors

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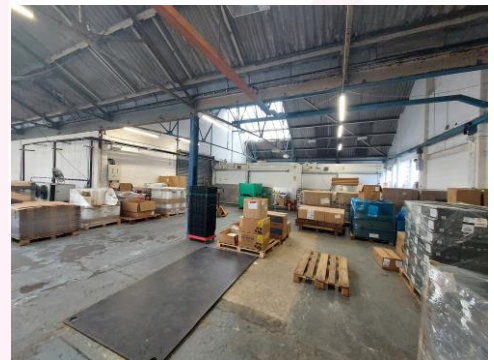
01276 538300

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

PRELIMINARY DETAILS

WORKSHOP/WAREHOUSE/TRADE COUNTER OR FREEZER & COLD STORE TO LET

6,830 Sq Ft (634.5 Sq M)



1B BRIDGE & STANDARD WORKS, BRIDGE ROAD, CAMBERLEY, SURREY, GU15 2QR

- Self Contained Industrial/Warehouse/Trade Counter Unit
- EPC Rating C – 55
- W.C.s And Kitchen Area
- Can Be Let With Existing Cold Stores And Blast Freezers
- Loading Door
- 8 Parking Spaces

LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley Area adjacent to the A30, M3 motorway (Junction 4) and A331 Blackwater Valley Relief Road, all of which provide excellent communication links to both the south coast and central London and nearby regional centres.

Bridge Road is situated off Frimley Road, between Camberley and Frimley centre, approx. 0.5 miles from the A30 London Road to the North East and approx. 1 mile from the A325 Farnborough Road, to the South West. There are local shops, a public house and restaurants in Frimley Road, within just 2 mins walk, plus a free public car park (restricted to two hours free parking).

DESCRIPTION

Unit 1B Bridge & Standard Works is a terraced, single-storey industrial/warehouse unit, just off Bridge Road, with some office areas, a kitchen, W.C.s and light/ancillary first floor storage. The minimum height below the lowest part of the roof truss is 3.15m, but the majority is 3.54m and between the trusses, the roof reaches a maximum height of 7.9m, all under 2 x pitched roofs. The unit has a concrete floor throughout, a roller shutter loading door at the front (2.76m high and 2.75m wide) and 8 parking spaces. The unit is suitable for trade counter uses/sales, various industrial uses and warehousing use. The current tenants have installed cold stores and blast freezers and are open to discussing these remaining if they were of use to an incoming tenant.

The availability of industrial/warehousing similar to Unit 1B suitable for such a range of uses is limited at the moment.

AREAS	Ground Industrial/Warehouse	6,511 sq ft	(604.9 sq m)
	First Floor Storage/Ancillary Space	319 sq ft	(29.6 sq m)
	Total Approximate Floor Area	6,830sq ft	(634.5 sq m)

The above areas have been calculated on a gross internal basis from measurement taken on site.

LEASE

Unit 1B is offered on an existing internal repairing lease with a service charge arrangement for external repairs, which expires 19th May 2029, so approx. 4 years to run. The unit can be sub-let or the lease can be assigned, subject to obtaining the landlord's consent. Alternatively, the landlords are happy to grant a new lease direct.

RENT

£60,120 per annum exclusive plus VAT, the rent is now fixed to the end of the lease. Further details are available from the agents.

RATES

Please call regarding the Rateable Value and Business Rates payable.

POSSESSION AND VIEWING

The unit is available immediately, subject to completion of legal formalities. For an appointment to take a look at the unit please contact the sole agents:



E mail: nigel.dickason@dbre.co.uk
07958 651566

Misrepresentation Clause:

The particulars contained in these details are believed to be correct but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.