

Particulars

Commercial Property Surveyors

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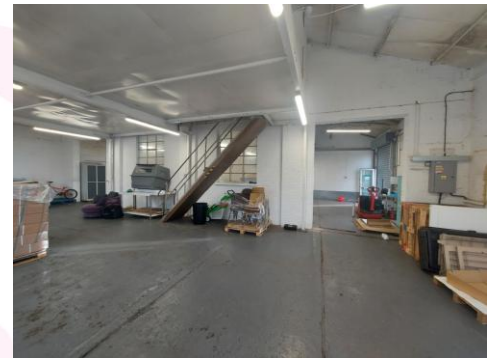
4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

PRELIMINARY DETAILS

**WORKSHOP/WAREHOUSE/
TRADE COUNTER UNIT**

TO LET

3,435 Sq Ft (319.1 Sq M)



**2A BRIDGE & STANDARD WORKS, BRIDGE ROAD,
CAMBERLEY, SURREY, GU15 2QR**

- Self Contained Industrial/Warehouse Unit
- First Floor Office Space
- Electric Loading Door
- Flexible Space Suitable For Various Production And Warehousing Uses
- 5 Parking Spaces
- EPC Rating D – 78

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 2A Bridge & Standard Works is an end of terrace, single-storey industrial/warehouse unit, with a mezzanine floor incorporating offices, a kitchenette, W.C. and light/occasional ancillary storage (the clear height beneath the mezzanine floor is 2.96m), all under a pitched roof. The unit has a concrete floor throughout, a new electrically operated roller shutter loading door at the front (3.14m high and 2.19m wide) and 5 parking spaces. The unit is suitable for a variety of industrial and warehousing uses. The landlords have suggested in the past that the mezzanine can be removed if not required by an incoming tenant.

The availability of smaller industrial/warehousing units similar to Unit 2A, suitable for such a range of uses is very limited at the moment.

AREAS	Ground Industrial/Warehouse	2,347 sq ft	(218.1 sq m)
	First Floor Offices & Kitchenette/W.C.	472 sq ft	(43.8 sq m)
	First Floor Light/Occasional Ancillary Storage	616 sq ft	(57.2 sq m)
	Total Approximate Floor Area	3,435 sq ft	(319.1 sq m)

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

LEASE

Unit 2A is offered on a new internal repairing lease with a service charge arrangement/charge for external repairs and general estate running costs (details will be provided by the agents), for a term to be agreed. Any lease will contain periodic and upward only rent reviews and will be contracted out of the security of tenure provisions of the landlord and tenant act 1954.

RENT

£38,259.68 per annum exclusive plus VAT, payable quarterly in advance by standing order.

RATES

The Rateable Value is £23,250 and the rate in the £ is 49.9 pence, therefore the Business Rates payable are approx. £11,650 for the year April 2025 to April 2026.

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 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.