

# Particulars

Commercial Property Surveyors

**db** real estate

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

**\*AVAILABLE NOW\***

**MODERN INDUSTRIAL/  
TRADE COUNTER UNIT**

**TO LET**

**10,493 Sq Ft (974.8 Sq M)**



## **ENTERPRISE HOUSE, 1 BRIDGE ROAD CAMBERLEY, SURREY GU15 2QR**

- Rent Just £9.24 Per Sq Ft
- 1,982 sq ft Of Fitted Office Space On Ground & 1<sup>st</sup> Floors
- Secure Private Parking/Yard Area With 13 To 15 Spaces
- 6M/19'8" Clear Eaves
- 3 Phase Power
- Full Height Loading Door
- EPC – "C" - 56

## LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley Area adjacent to the A30, M3 motorway (Junctions 4 and 4A) 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 public car park (restricted to half an hour free and £1 per hour thereafter).

## DESCRIPTION

Enterprise House provides a modern, purpose build, self-contained, steel portal framed industrial unit of 10,493 sq ft, suitable for trade counter, industrial and production uses and has a concrete floor throughout, an eaves height of 19ft 6in (6.0 m), ground and first floor office space, separate toilets and 3-phase power. There is a full height loading door (12'9"/3.88m wide x 17'11"/5.46m high) within a covered loading bay and externally there is a private and secure/gated yard and parking area offering great access with space for approx. 13-15 cars.

The industrial area benefits from roof lights and lighting throughout. The offices have carpeting, suspended ceilings, skirting trunking and some ceiling/wall mounted air conditioning units. The EPC score is a "C" 56, only 5 points off being a "B" so with some minor improvements the building has the potential to be a "B", further information is available from the agents.

|                                     |                                          |                     |                     |
|-------------------------------------|------------------------------------------|---------------------|---------------------|
| <b>AREAS</b>                        | Ground and First Floor Offices/Ancillary | 1,982 sq ft         | (184.1 sq m)        |
|                                     | Industrial/Warehouse area                | 8,511 sq ft         | (790.7 sq m)        |
| <b>Total Approximate Floor Area</b> |                                          | <b>10,493 sq ft</b> | <b>(974.8 sq m)</b> |

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

## LEASE

Enterprise House is available by way of an assignment of an existing full repairing and insuring lease, to expire June 2033 (8 years) incorporating upward only rent reviews in June 2028 and June 2032. The existing lease is not contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954 and as such is a protected tenancy.

## RENT

The passing rent is **just £9.24 per sq ft** per annum exclusive (£97,000 per annum) fixed until June 2028 when there will be an open market upward only rent review. Further details are available from the agents.

## BUSINESS RATES

From April 26, the Rateable Value has increased to £96,000 but the rate in the £ has dropped to 49.0p and the Business Rates payable for the year April 26/27 will be approx. £47,040

## POSSESSION AND VIEWING

The unit is available immediately, subject to completion of legal formalities. For an appointment to view or if you have any questions, please contact the sole agents:



E mail: [nigel.dickason@dbre.co.uk](mailto: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.

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