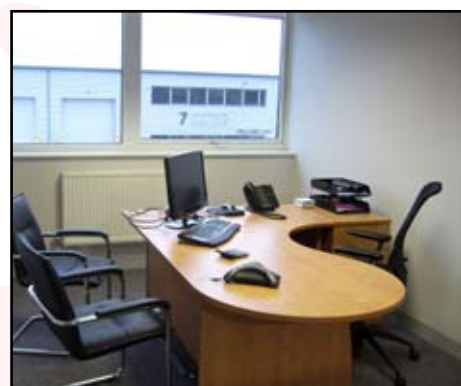


NEARLY NEW, HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

TO LET

7,636 sq ft (709.4 sq m)



UNIT 4, J4, DOMAN ROAD, YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3LB

- New Industrial/Warehouse Scheme
- Fully Fitted Ground & First Floor Offices
- 6m Clear Eaves Height
- Additional Tenants Fitting Out
- 14 Car Parking Spaces
- M3 Motorway - 2 minutes

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.

Unit 4 is part of a new scheme called J4 which is located in Doman Road which is off Glebeland Road, which is, in turn, off Stanhope Road on the Yorktown Business Park, off the A331 Blackwater Valley Relief road, close to Tesco and Marks & Spencer at The Meadows.

Description

Unit 4, J4 is a virtually brand new (built 2 years ago), high quality, self-contained, industrial/warehouse unit of steel portal frame construction. The unit provides ground and first floor office space, W.C.'s incorporating a shower facility and a full height industrial/warehouse behind. The offices have been fitted out to a good standard incorporating radiator heating, carpeting, suspended ceilings, Cat II lighting, 3 compartment trunking and floor boxes incorporating power and cat 5 cabling. The is also solid and fully glazed partitioning creating 3 private offices, a comms room (with separate air cooling) and a kitchenette on the first floor with 2 further private offices, an open plan area and a reception on the ground floor.

The industrial/warehouse area has a minimum clear internal eaves height of 6m rising to 7.7m in the centre. There is lighting throughout, a gas fired space heater, 3 phase power, a concrete floor and access is via a full height, electrically operated up and over loading door (3.9m wide and 4.9m high). Parking is at the front where 14 spaces are provided. Unit 4, J4, is a very good quality unit which has been further amended and improved by the current tenant and as such is ready to occupy with the minimum of capital expenditure.

Areas	Ground & first floor offices plus ancillary areas	1,806 sq ft	(167.8 sq m)
	Industrial/warehouse area	5,830 sq ft	(541.6 sq m)
	Total approximate floor area	7,636 sq ft	(709.4 sq m)

The above areas have been calculated on a gross external basis.

Lease

Unit 4 is available by of an assignment of an existing full repairing and insuring lease which expires December 2019 incorporating a rent review in December 2014. The lease has been contracted out of the Security of Tenure provisions of The Landlord and Tenant Act 1954.

Rent

£9.25 per sq ft per annum exclusive.

Rates

We have been verbally advised by the rates department of Surrey Heath Borough Council that the Rateable Value for Unit 4 is £65,000, the rate in the £ is 0.458 pence, therefore, as a guide, the rates payable for the year April 2012 to April 2013, is in the region of £29,800.

Possession and Viewing

Unit 4 is available for immediate occupation, subject to completion of legal formalities. For an appointment to view please contact the sole agents:



nigel.dickason@dbre.co.uk

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.

NEARLY NEW, HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT



Energy Performance Certificate

Non-Domestic Building



Unit 4
J4
Stanhope Road
Camberley
GU15 3BW

Certificate Reference Number:
0140-0031-2030-5597-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

41 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 684
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

84 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Carbon Checker v1.3.2 using calculation engine SBEM v3.2.b

Property Reference: 453040520000

Assessor Name: Frank Dixon

Assessor Number: BREC400043

Accreditation Scheme: BRE Global

Employer/Trading Name: Wensley Consulting Ltd

Employer/Trading Address: 2 Milton Drive, Sale, M33 6JJ

Issue Date: 05 Apr 2009

Valid Until: 04 Apr 2019 (unless superseded by a later certificate)

Related Party Disclosure: N/A

Recommendations for improving the property are contained in Report Reference Number: 0405-9072-3540-1000-4103

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**