



FOR SALE

DETACHED HQ WAREHOUSE
WITH OFFICES

79,053 SQ FT
ON 3.34 ACRE SITE

STIHL HOUSE

STANHOPE ROAD / CAMBERLEY
SURREY GU15 3YT



1.2 MILES FROM
M3 JUNCTION 4



SECURE
YARD



8 LOADING
DOORS

DESCRIPTION

The property comprises a detached warehouse property of portal frame construction and externally clad in brick and profile steel cladding. A three storey office block of brick construction, is prominently situated to the front of the building. This currently facilitates a staff restaurant and showroom on the ground and office accommodation on the upper floors.

At the front of the property is a self-contained office car park and a separate secure goods-in yard area for deliveries, lorry parking and 2 loading doors. The side elevation has a separate secure yard with 6 dock level doors.

The majority of the warehouse is racked out and has a multi storey mezzanine picking area and a 2 storey technical block.





M3 J4

TO M25 J12, HEATHROW & LONDON

TO BASINGSTOKE & SOUTHAMPTON

Sainsbury's



A331

STANHOPE RD

TO M4, BRACKNELL & READING

TO CAMBERLEY TOWN CENTRE

A30 LONDON RD

next

TESCO Extra

M&S EST. 1884

COSTA COFFEE

STIHL HOUSE

STANHOPE ROAD / CAMBERLEY
SURREY GU15 3YT



ACCOMMODATION

The accommodation is measured on a gross internal basis as follows:

	SQ M	SQ FT
Ground floor restaurant/showroom	475.20	5,115
First floor office	475.20	5,115
Second floor office	492.79	5,304
Warehouse	5,733.16	61,712
First floor technical office	167.81	1,806
TOTAL	7,344.16	79,053

A 2 level mezzanine providing 6,840 sq ft of accommodation suitable for small parts storage and picking, can also be made available.



SPECIFICATION

WAREHOUSE



EAVES HEIGHT 7.6m
WITH THE EXTENDED
WAREHOUSE AT THE REAR
INCREASING TO 10m



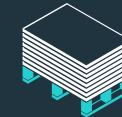
THREE PHASE
POWER SUPPLY



7 DOCK LEVEL
LOADING DOORS



1 LEVEL ACCESS
LOADING DOOR



4,600 PALLET
LOCATIONS



84 CAR
PARKING SPACES



10%
ROOFLIGHTS



LED
LIGHTING

OFFICES



SUSPENDED
CEILINGS



RECESSED
LIGHTING



COMFORT HEATING
AND COOLING



OFFICE PERIMETER
TRUNKING



CARPETED
THROUGHOUT



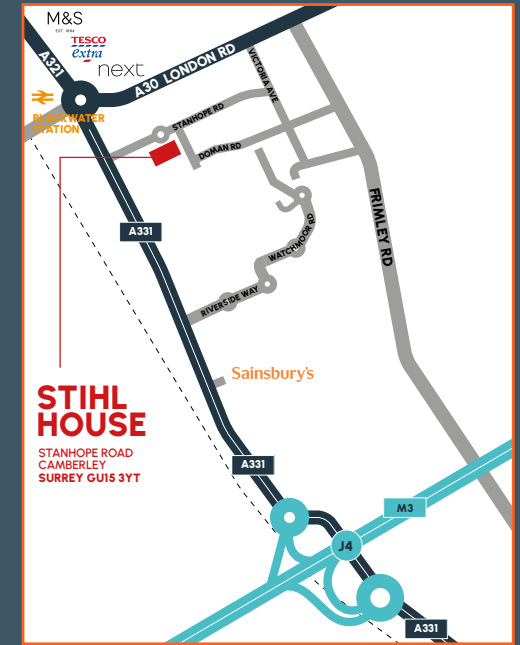
GROUND FLOOR
RESTAURANT

LOCATION

The property is situated in a prominent position fronting Stanhope Road in the Yorktown Business Estate of Camberley and within easy access of excellent local amenities including Tesco and M&S superstores, Sainsbury's, Costa, Starbucks and Next.

Excellent road access is available with a 1.2 miles dual carriageway link to Junction 4 of the M3 motorway plus easy access north to Bracknell, Reading and the M4 motorway.

Blackwater station, on the Reading to Guildford line, is only a few minutes' walk away.



JOURNEY DISTANCES

0.5
MILES

to Blackwater Station

4.1
MILES

to Farnborough Station

1.2
MILES

to M3 Junction 4

12.4
MILES

to M4 Junction 10

17.1
MILES

to M25 Junction 12

47.2
MILES

to Southampton Docks


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EPC

To be provided.

TERMS

The freehold interest of the property is being sold with full vacant possession.

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