Admiralty Park

Admiralty Way, Camberley, GU15 3DT



Indicative image of a previously refurbished unit

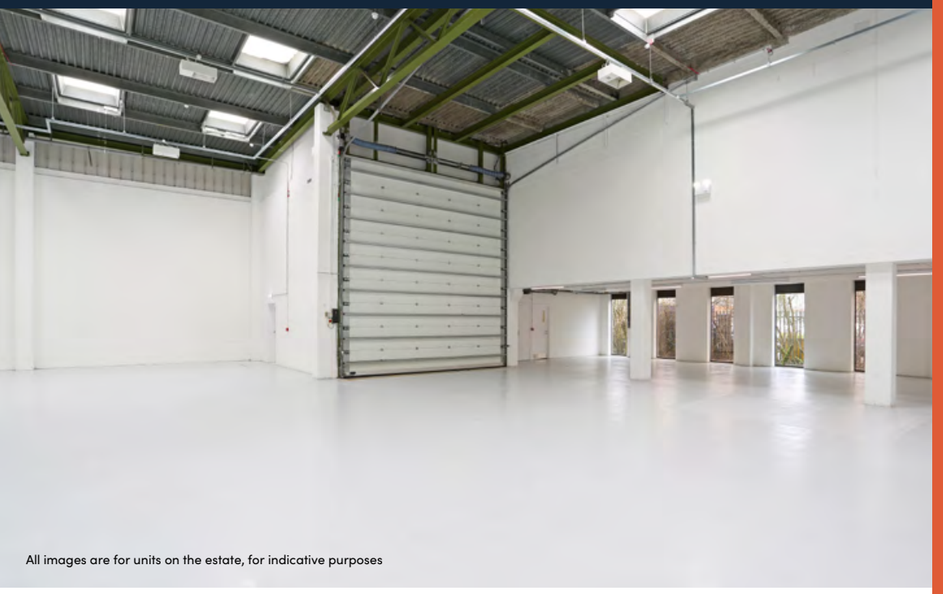
- Industrial/warehouse unit available to let - 8,025 sq ft
- Due to be refurbished
- Adjacent to A331 with dual carriageway access to J4 M3 within a mile

Description

Admiralty Park, is a well-established industrial/warehouse development of 17 units, which forms part of the larger Yorktown Industrial Estate, Camberley's prime industrial and warehouse location. The units are arranged in four separate terraces.

The available unit is being offered in refurbished condition. It comes with offices at first floor level, with the ability to create more in the ground floor undercroft below.

The property has a loading door to the front with covered loading opening onto a common yard area and on-site car parking.



All images are for units on the estate, for indicative purposes

Availability

Unit number	Office (sq ft)	Warehouse (sq ft)	Loading bay	Total (sq ft)	Total (sq m)
8	1,029	6,611	400	8,040	747.0

Office:

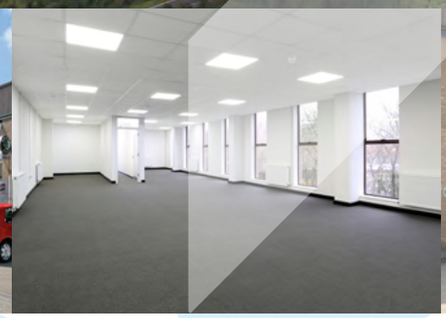
- Suspended ceiling
- Recessed LED lighting
- Comfort heating/cooling
- Fully carpeted
- First floor offices

Industrial:

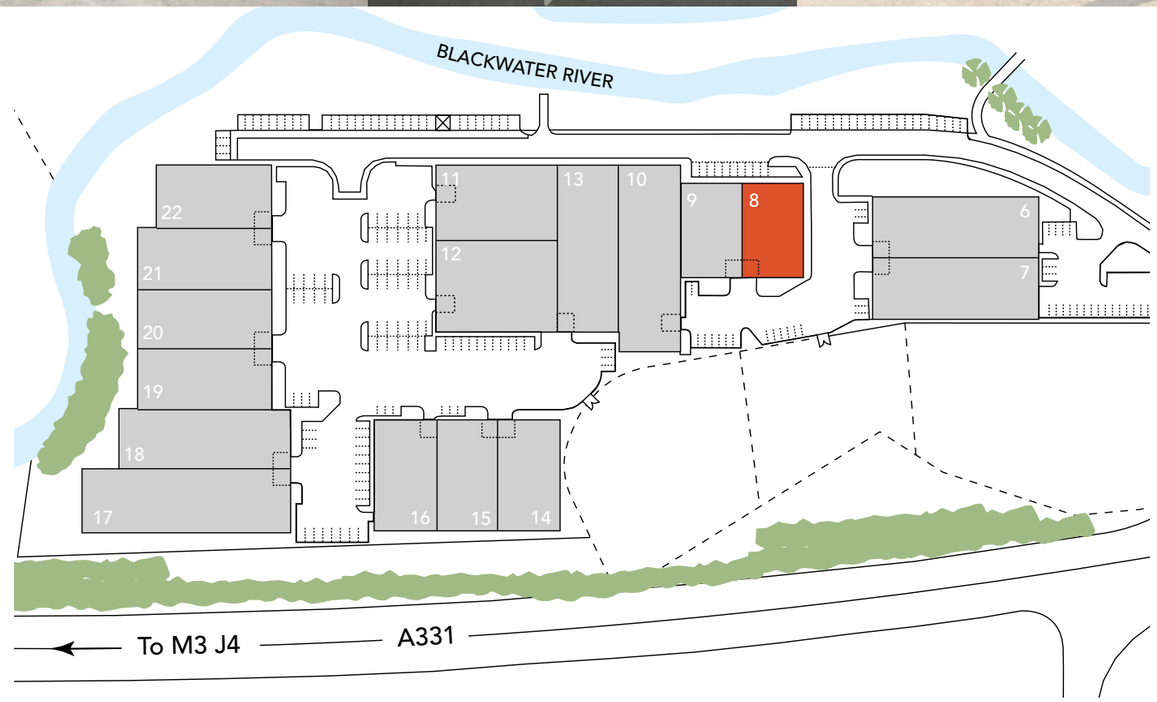
- 7m eaves height
- Up and over loading door
- 3 phase power
- On-site car parking
- Easy access to J3/M3











Site plan for indicative purposes only - not to scale

Location

Admiralty Park is located adjacent to the Blackwater Valley Relief Road (A331), with dual carriageway access to Junction 4 of the M3 motorway, approximately 1 mile away, which in turn provides access to the M25 and the national motorway network.

Adjacent to Admiralty Park is The Meadows, an out of town retail centre which includes, Marks & Spencer, Tesco Extra and Next. Blackwater Station and local shopping is within easy walking distance and Camberley town centre is less than 2 miles away.

M3 J4 *1 mile*	**M4 J10** *11 mile*	**M25 J12** *13 miles*
Guildford *15 miles*	**Heathrow** *24 miles*	**London** *35 miles*
Reading *17 mins**	**Waterloo** *56 mins**	**Gatwick** *59 mins**

Sources: National Rail & AA. *From Blackwater station.



Further information

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Terms

New leases available on terms to be agreed.

EPC

An EPC is available for each property by request.

CURCHOD&CO

JLL

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