

COMPREHENSIVELY REFURBISHED

HIGH QUALITY WAREHOUSE | INDUSTRIAL | OFFICE | HQ FACILITY

J⁴ UNIT 1

CAMBERLEY | DOMAN ROAD | GU15 3LB

15,425 SQFT | TO LET



DESCRIPTION & SPECIFICATION

Unit 1 is a fully refurbished modern end of terrace warehouse, industrial, HQ office building, providing a high quality, future-proofed working environment.



**6M CLEAR INTERNAL
HEIGHT, RISING TO 7.6M
AT THE APEX**



**1 ELECTRIC
UP-AND-OVER
LOADING DOOR**



**17.5M LOADING
APRON DEPTH**



**30KN PSM FLOOR
LOADING CAPACITY**



**HIGH QUALITY GROUND
AND FIRST FLOOR
OFFICES WITH MEETING
ROOMS**



WELFARE FACILITIES
(including large number
of WC's, Shower, Lift and
Kitchenette, Gas and 3
Phase Power supply)



**26 CAR
PARKING SPACES**
(including 3 EV chargers)



First floor office

ACCOMMODATION

Warehouse

SQ FT

8,371

SQ M

778

Ground Floor Offices & Welfare

3,043

283

First Floor Offices & Welfare

4,011

373

Total

15,425

1,433

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Approximate Gross External Areas



Ground floor office



M3 MOTORWAY 1.6 MILES
CENTRAL LONDON 37 MILES
HEATHROW AIRPORT 19.8 MILES
SOUTHAMPTON 45 MILES

Source Google Maps 2026



BLACKWATER STATION



KEY

- 01** STIHL
- 02** CLEAN
- 03** ROYAL MAIL
- 04** MANNING IMPEX
- 05** ALFA LAVAL
- 06** MOTORWORLD
- 07** BIG YELLOW SELF STORAGE
- 08** IMMEDIATE TRANSPORTATION



BASINGSTOKE & SOUTHAMPTON

LONDON & M25

09

JCT 4 - M3

06

01

A331

02

04

08

03

07

DOMAN ROAD

05

J4 UNIT 1

KEY

- 01** STIHL
- 02** CLEAN
- 03** ROYAL MAIL
- 04** MANNING IMPEX
- 05** ALFA LAVAL
- 06** WATCHMOOR PARK
- 07** FEDEX
- 08** DHL
- 09** FRIMLEY TOWN CENTRE



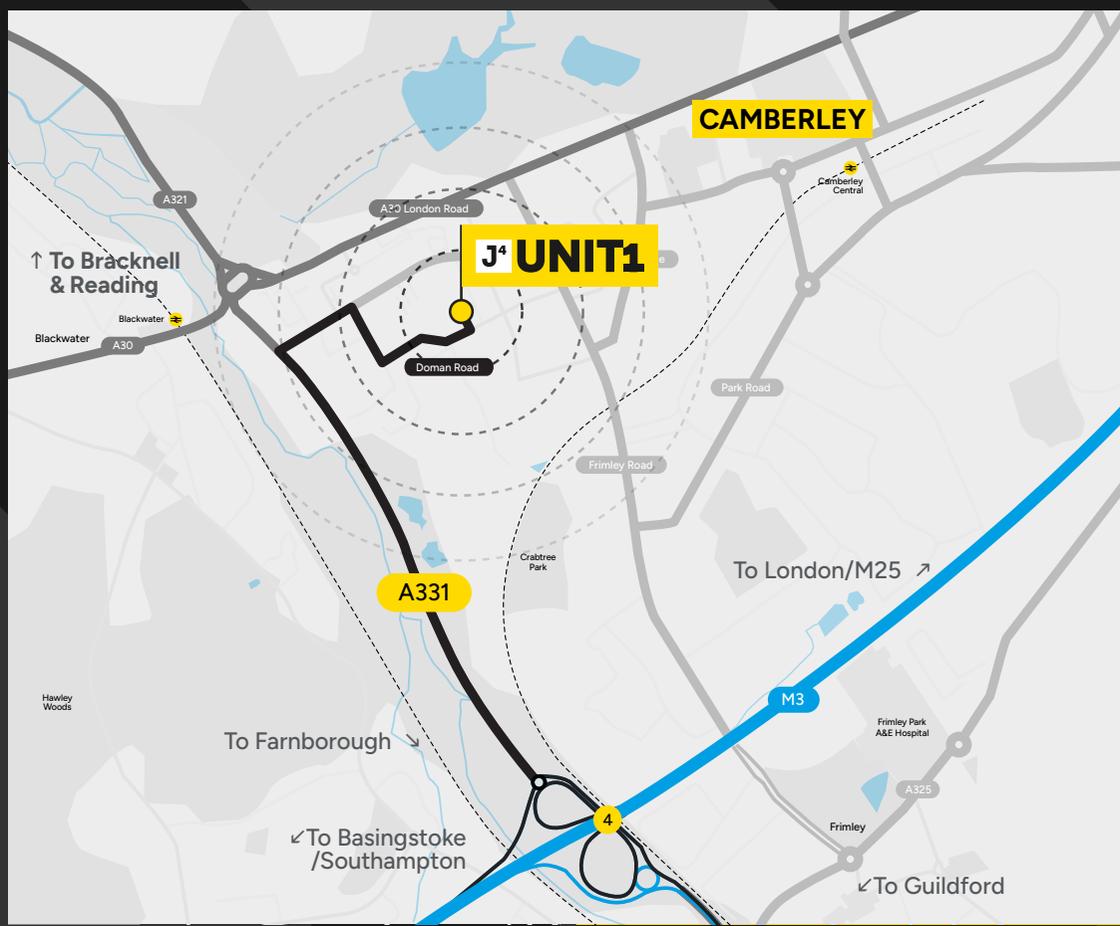
J⁴ UNIT1

CAMBERLEY, GU15 3LB

///MARKET.PROSPERED.MAILINGS

LOCATION & AMENITIES

The property is located on Doman Road in Yorktown Industrial Estate, Camberley. Unit 1 J4 can be accessed off the A331 connecting the M3, A30 and A31. It has excellent connectivity to the road network with J4 of the M3 just 1.5 miles to the South.



J⁴ UNIT 1



TERMS

Immediately available to let on a new full repairing and insuring lease on terms to be agreed. Rent upon application.

BUSINESS RATES

Rateable Value - £143,000 (April 2026)

USE CLASS

E(g)(iii), B2, B8 with unrestricted 24/7 use.

EPC

A (23)

AML

Any interested party will be required to provide the agents with company information to comply with anti-money laundering legislation.



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