

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

J⁴ UNIT 1

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



01

A331

02

04

06

07

03

STANHOPE ROAD

DOMAN ROAD

05

J⁴ UNIT 1

08

KEY

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



LONDON & M25

BASINGSTOKE & SOUTHAMPTON

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



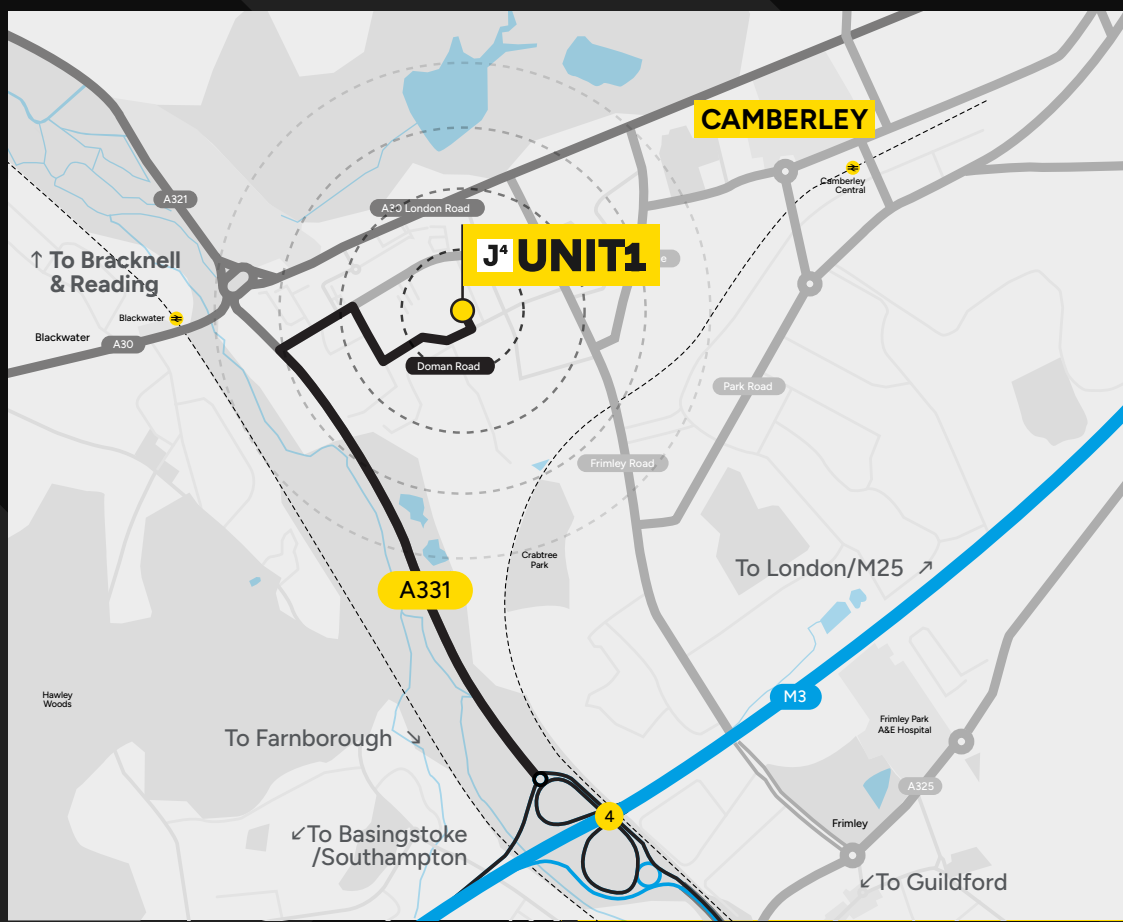
J⁴ UNIT1

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

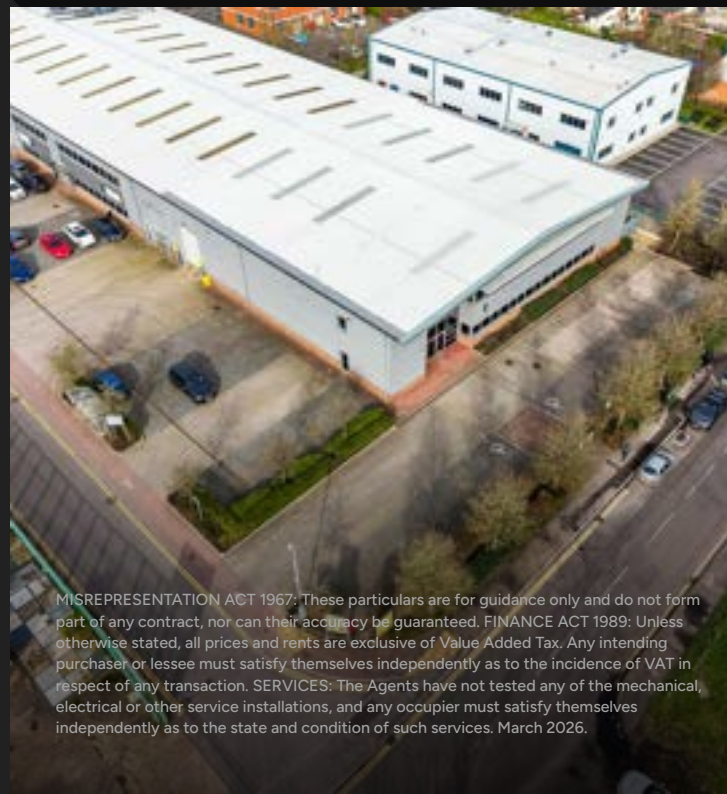
E(g)(iii), B2, B8 with unrestricted 24/7 use.

EPC

A (23)

AML

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



MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. March 2026.



GUS HASLAM

07885 596 877

gus.haslam@knightfrank.com

CHARLIE PERKINS

07974 366 158

charlie.perkins@knightfrank.com

NICK TRAIN

07484 498 744

nick.train@knightfrank.com



NICK HARDIE

07732 473 357

nick.hardie@hollishockley.co.uk

FREDDIE CHANDLER

07935 769 627

freddie.chandler@hollishockley.co.uk