

TO BE
REFURBISHED



Admiralty Park

Admiralty Way, Camberley GU15 3DT

Two units available – 13,615 to 29,295 sq ft

Due to be refurbished, the industrial/warehouse units are adjacent to A331 with dual carriageway access to J4 M3 – 1 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, all benefitting from excellent loading and parking areas.

The available units are due to be refurbished and are available either individually or combined.. Each unit has offices at 1st floor level, with the ability to create more in the ground floor area below.

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

Availability

Unit	Use	sq ft	sq m
10	Warehouse	13,769	1,279.16
	1st floor office	1,505	139.86
	Covered loading	405	37.66
	Car parking space		18 Spaces
Sub-total		15,680	1,456.68
13	Warehouse	12,211	1,134.47
	1st floor office	1,009	93.71
	Covered loading	395	36.69
	Car parking space		17 Spaces
Sub-total		13,615	1,264.87
Total		29,295	2,721.55

Gross internal basis of measurement



Unit 10 warehouse*

Amenities

Industrial/warehouse

- 7m eaves height
- Up and over loading door
- 3 phase power
- On-site car parking
- New LED lighting

Offices

- New suspended ceiling
- New recessed LED lighting
- Comfort Cooling
- Radiator Heating



Unit 10 office*



Unit 10 warehouse*

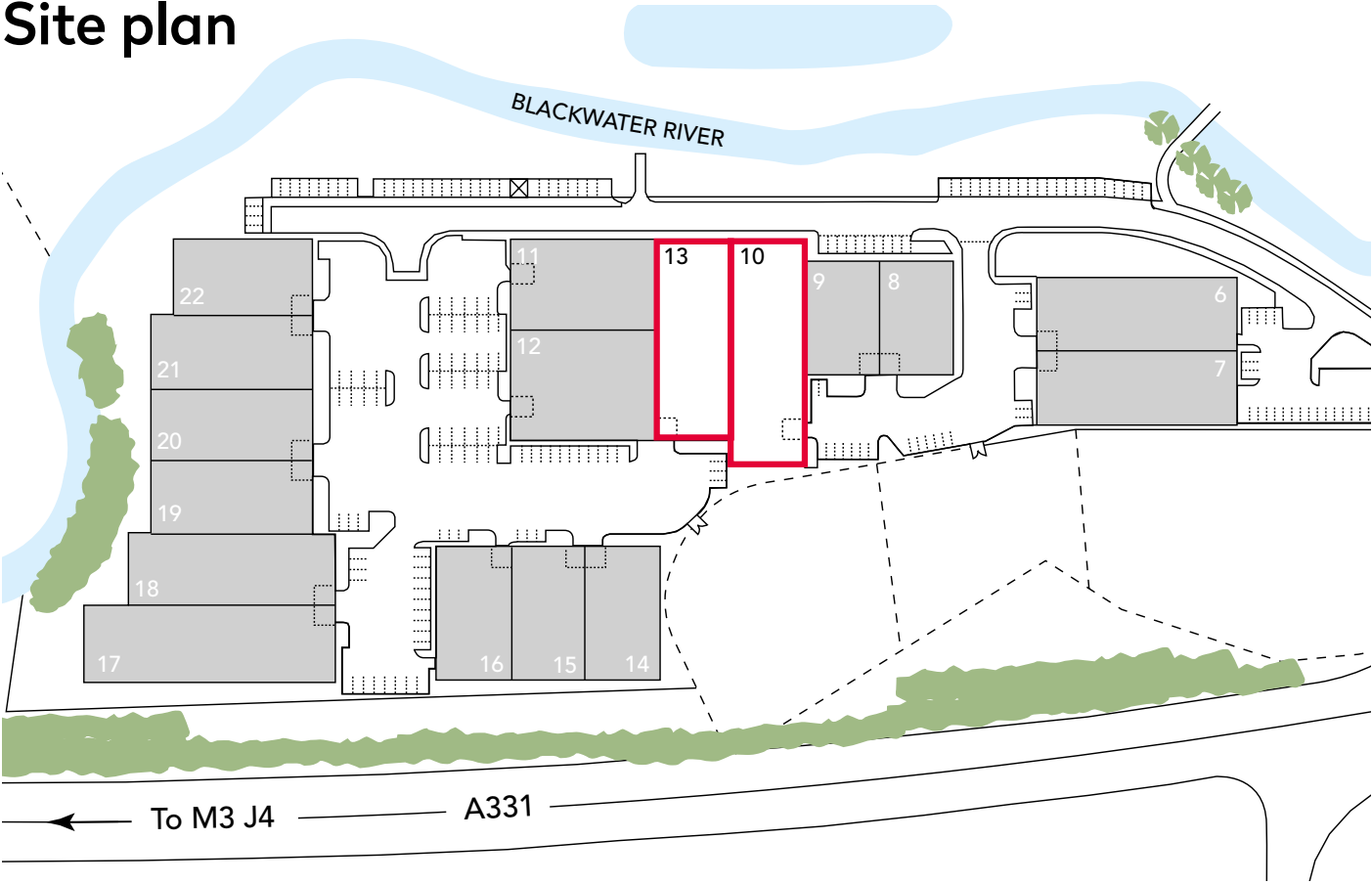


Unit 10 office*

*Anticipated refurbishment finish



Site plan



Site plan for indicative purposes only - not to scale

7M EAVES HEIGHT

UP & OVER LOADING DOOR

3 PHASE POWER

ON-SITE CAR PARKING

FIRST FLOOR OFFICES

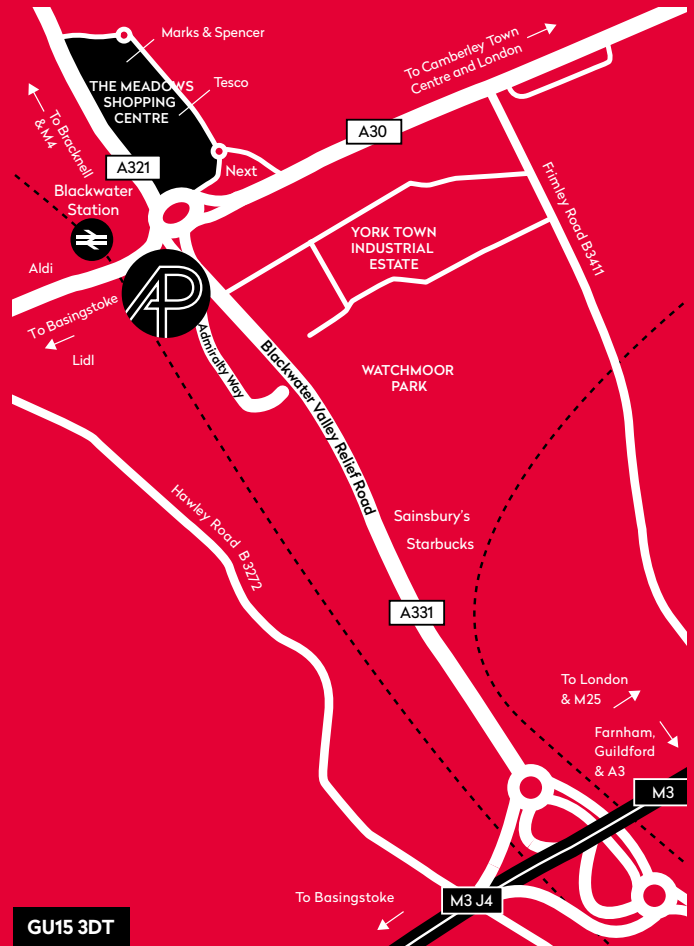
Location

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.



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Terms

New leases available on terms to be agreed.

EPC

An EPC is available for each property by request.

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