

Industrial / Warehouse

FOR SALE



CURCHOD&CO



Unit 10 Westward House

5 Glebeland Road, Camberley, GU15 3DB

Detached warehouse with offices

2,530 sq ft

(235.04 sq m)

- Secure site
- Roller shutter loading door
- Yard / Parking area
- 1.2 miles from the M3 (J4)
- 4.5m eaves rising to 6.20m
- Kitchen and WC's

Summary

Available Size	2,530 sq ft
Price	£500,000
Rates Payable	£14,256 per annum
Rateable Value	£33,000
Service Charge	TBC
EPC Rating	Upon enquiry

Description

Unit 10 is a self-contained, detached light industrial unit, situated within the Yorktown Business Estate, which is Camberley's primary commercial and industrial hub. The unit provides 2 storey office at ground and first floor level and warehouse space. Situated at the rear of a private drive which has shared access rights with the building at the front of the site, Unit 10 has a yard area with parking for several vehicles directly in front of the unit. The building benefits from a roller shutter door with an integral pedestrian door, and a separate pedestrian door providing access directly into the office area. The unit further benefits from good natural light, with windows at both ground and mezzanine level.

Location

Westward House is situated in a prominent position on Glebeland Road, in the heart of the Yorktown Business Estate, next door to the Camberley postal sorting office. 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.

The property is close to several local amenities including Tesco and M&S superstores, Sainsburys with a Starbucks and a large Next with a Costa Coffee. Blackwater station on the Reading to Guildford line is within walking distance to the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse and office	1,966	182.65
1st - Office	564	52.40
Total	2,530	235.05

Terms

The property is available freehold.

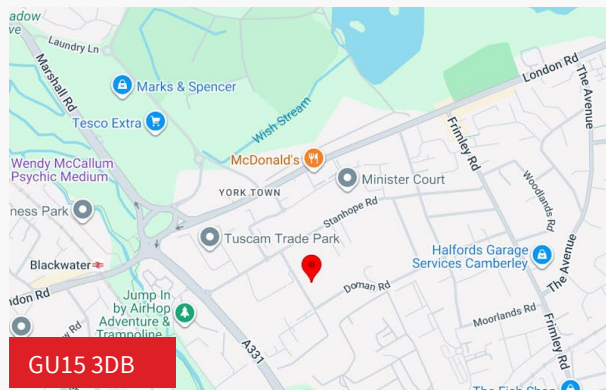
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the sale.

Prices are quoted exclusive of VAT



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