



NO MOTOR TRADE



Unit 16 Helix Business Park

Camberley, GU15 2QT

Modern industrial/warehouse unit

1,220 sq ft
(113.34 sq m)

- Located on established business park
- On site parking
- Three phase power
- Loading door 3.11m high x 3.50m high
- Minimum eaves height 6.5m
- 1 mile from Camberley train station

Summary

Available Size	1,220 sq ft
Rent	£30,500 per annum
Rates Payable	£10,368 per annum
Rateable Value	£24,000
Service Charge	£2,200 per annum approx
EPC Rating	B (28)

Description

The available unit is located on Helix Business Park in Camberley, which is a development of 20 industrial/warehouse units of varying sizes.

The unit is an end of terrace industrial unit benefitting from a minimum height of 6.5 metres, along with WC facilities, on site parking and three phase power.

Location

Camberley is an established commercial centre within the Blackwater Valley, in close proximity to Farnborough, Farnham, Aldershot and Fleet.

The M3 motorway (Junction 4) is within just a few minutes drive and provides fast access to London, the M25 motorway, the South Coast and both Heathrow and Gatwick Airports.

Terms

A new lease is available directly from the Landlord for a term to be agreed.

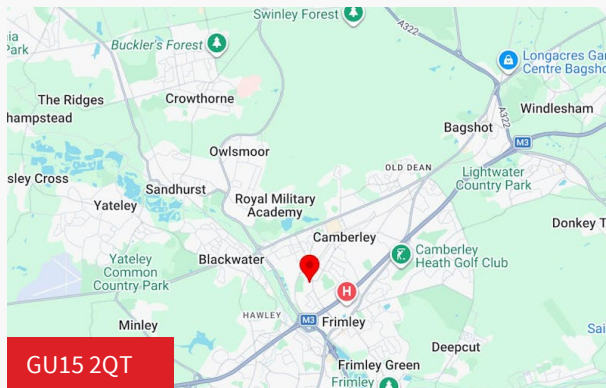
Anti Money Laundering

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 party is to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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