Industrial / Warehouse

TO LET

CURCHOD&CO



8 Camberley Business Centre

Stanhope Road, Bracebridge, Camberley, GU15 3DP

Warehouse with office space

1,933 sq ft

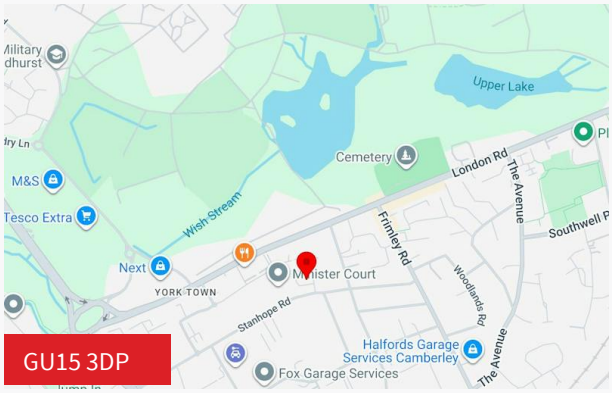
(179.58 sq m)

- Roller shutter door
- Three phase power
- On site parking for 3-4 vehicles
- Warehouse space with a minimum clear eaves height of 5m
- Easy access to the A331 and M3
- Mix of storage and office on ground floor
- First floor storage mezzanine

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Summary

Available Size	1,933 sq ft
Rent	£32,860 per annum
Rates Payable	£11,988 per annum
Rateable Value	£27,750
Service Charge	£1,296 per annum Approximate figure
EPC Rating	Upon enquiry





Description

Unit 8 is one of 16 self-contained, modern industrial units. The unit is currently offered with a mix of good quality office space, as well as warehouse space benefiting from a minimum clear eaves height of 5.25m, rising to approximately 7m. There is a glazed pedestrian door giving access directly to the offices, and a 3.5 (high) x 3m (wide) loading door.

Location

Camberley is an established commercial centre within the Blackwater Valley conurbation. Camberley Business Centre is situated on the eastern edge of the Yorktown Industrial Estate, which is Camberley's main industrial estate. The Estate is perfectly situated for easy access to the A331 and the M3 giving fast access to London and the South Coast. The M25 is just 13 miles away.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Industrial	1,353	125.70
1st - Storage Mezzanine	580	53.88
Total	**1,933**	**179.58**

Terms

A new lease for a term to be agreed.

Legal Costs/VAT

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

Prices are quoted exclusive of VAT which may be charged.

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.

Viewing & Further Information

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

David Bowen
01276 682501 | 07836 544565
dbowen@curchodandco.com

More properties @ curchodandco.com

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