

# FOR SALE FREEHOLD

MODERN INDUSTRIAL UNIT WITH MEZZANINE STORE &  
FULL-SIZE LOADING DOOR

2,278 sq. ft. [211.63 sq. m]



Unit 9 Camberley Business Centre,  
Bracebridge Road  
Off Stanhope Road  
Camberley  
Surrey  
GU15 3DP

## LOCATION

Camberley Business Centre is located to the eastern edge of the Yorktown Business Park. The Estate itself is the towns' main industrial estate with nearby occupiers including Royal Mail, STIHL, Linde and Screwfix and HSS Hire.

The development is within 1 mile of the M3 (J4) via the A331 (Blackwater Valley Relief Road) giving access to the M25 (12 miles), Heathrow and Gatwick Airports. To the South, the M3 also runs to Southampton.

## DESCRIPTION

Camberley Business Centre was constructed just over 11 years ago. The units are of steel portal frame under cladding and brickwork.

The buildings have a minimum clear eaves height of 5.9 m (19'4") internally and are fully compliant with the DDA. Access is either through the glazed pedestrian door, or through a 3m (9'8") (wide) x 3.6m (11'8") (high) loading door.

The unit has 3-phase power, incoming gas supply, Gas boiler, kitchen, fluorescent/sodium lighting, disabled WC, BT duct, power floated finished floor, which has a floor loading capacity of around 600 lbs./sq. ft. (30kn/sqm).

The unit benefits from mezzanine stores of 887 sq. ft. leaving 1,391 sq. ft. at ground level.

## AMENITIES

- 3.6M (11'8") High loading door
- Mezzanine stores
- 3 Allocated parking spaces
- Excellent access to Junction 4 of the M3
- 3 Phase power supply
- Dedicated loading areas

## FREEHOLD

Offers invited in the region of £360,000 for the Freehold interest with vacant possession.

## ACCOMMODATION

Ground Floor	129.22 m <sup>2</sup>	1,391 ft <sup>2</sup>
Mezzanine Offices	82.41 m <sup>2</sup>	887 ft <sup>2</sup>
Total Floor Area	211.63 m <sup>2</sup>	2,278 ft <sup>2</sup>

## SERVICE CHARGE

Approximately £664 plus VAT per annum exclusive.

## BUILDING INSURANCE

Approximately £740 plus VAT per annum exclusive.

## BUSINESS RATES

The Rateable Value as from April 2017 is £15,750 giving rates payable of around £7,339.50 payable (this may be subject to transition)

## EPC

Energy Performance Rating –F133

## LEGAL COSTS

Each party are to be responsible for their own legal costs.

## OCCUPATION

The premises will be offered with vacant possession

## VIEWING

Strictly by appointment through the joint sole agents:

### Keith Harpley


London Clancy

 **01276 682055**

Email: [keithharpley@londonclancy.co.uk](mailto:keithharpley@londonclancy.co.uk)

### Dave Savage

Clare & Co

 **01252 415900**

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