

Particulars

Commercial Property Surveyors

db real estate

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PRELIMINARY DETAILS

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

**MODERN TRADE COUNTER/
WAREHOUSE UNIT**

TO LET

5,290 sq ft (491.5 sq m)



**UNIT 12 NELSON WAY, TUSCAM TRADE PARK,
CAMBERLEY, SURREY, GU15 3DH**

Occupiers on the Tuscam Trade Park include Toolstation, Howdens, Wilson Electrical, City Plumbing Supplies, Graham, Eurocell, Topps Tiles, Euro Car Parts, GAP and Selco Builders Warehouse.

- Suitable For Trade Counter Use
- Existing Trade Counter Location
- M3 Motorway - 2 minutes
- Rarely Available
- EPC Rating C (73)

LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley Area adjacent to the A30, M3 motorway (Junction 4) and A331 Blackwater Valley Relief Road, all of which provide excellent communication links to both the south coast and central London and nearby regional centres.

Nelson Way is on the popular and established Tuscam Trade Park, off Trafalgar Way which in turn is off Stanhope Road, off the A331 Blackwater Valley Relief Road, close to a large Next store and Tesco and Marks & Spencer at The Meadows roundabout.

DESCRIPTION

Unit 12 provides a self-contained unit of 5,290 sq ft suitable for trade counter/industrial/warehouse uses which has a concrete floor throughout, an eaves height of 18 ft (5.5 m), separate toilets and 3-phase power. Access is via a full height loading door together with a separate pedestrian entrance on the left and a trade counter entrance. Externally there is excellent access for deliveries/loading plus parking spaces for approx. 8/10 cars.

The accessible and prominent position of Nelson Way, fronting the main A331 Blackwater Valley Relief Road, has attracted various major trade counter operators including Toolstation, Howdens, Wilson Electrical, City Plumbing Supplies, Graham, Eurocell, Topps Tiles, Euro Car Parts, GAP plus there is a large Selco Builders Warehouse in the centre of the trade park. Unit 12 is ideal for trade counter use but would also suit a range of industrial/warehousing occupiers.

AREA	Total Approximate Floor Area	5,290 sq ft	491.5 sq m
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The above area has been calculated on a gross internal basis from measurements taken on-site.

LEASE

Unit 12 is available on a new full repairing and insuring lease for a period to be agreed, the lease will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954.

RENT

£13.50 per sq ft per annum exclusive.

BUSINESS RATES

Surrey Heath Borough Council has verbally advised us that the Rateable Value for Unit 12 is £40,000, the rate in the £ is 0.512 pence, therefore the current rates payable, for the year April 2021-April 2022, will be in the region of £20,480.

POSSESSION AND VIEWING

The premises will be available in December 2021. Arrangements to look at the property can be made by contacting the joint sole agents;



E mail: nigel.dickason@dbre.co.uk
07958 651566



E mail: shaun.rogerson@eu.jll.com
07970 304392

Misrepresentation Clause:

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