

Particulars

Commercial Property Surveyors

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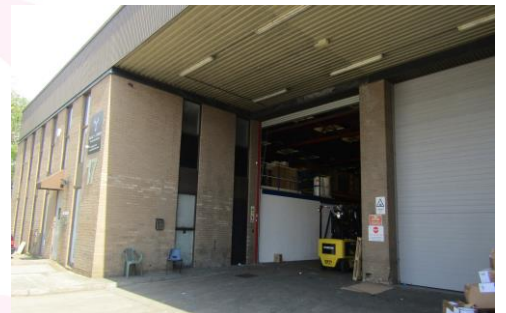
PRELIMINARY DETAILS

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

**MODERN WAREHOUSE/INDUSTRIAL
UNIT**

TO LET

16,550 sq ft (1,537.5 sq m)



**UNIT 17 SOUTHERN TRADE CENTRE, ADMIRALTY
WAY, CAMBERLEY, SURREY, GU15 3DT**

***BRAND NEW JAGUAR LAND ROVER
SHOWROOM COMING SOON***

- Warehousing/Industrial Use
- M3 Motorway - 2 minutes
- Great Access/Loading
- 7 Metre Eaves Height
- 17 Parking Spaces
- Rarely Available
- EPC Rating C (74)
- Short or Long Term

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.

The Southern Trade Centre is located on the A331 Blackwater Valley Relief Road, close to Next, Tesco and Marks & Spencer at The Meadows roundabout. A new Jaguar Land Rover showroom is planned for the front of the Southern Trade Centre adjacent to the A331.

DESCRIPTION

Unit 17 provides a self-contained unit of 16,550 sq ft suitable for industrial and warehouse uses or trade counter use which has a concrete floor throughout, an eaves height of 23 ft (7.0 m), separate toilets, lighting throughout and 3-phase power. Access is via both a visitor/office entrance at the front and a full height loading door within a covered loading bay. The unit has 17 marked car parking spaces plus a very large yard area at the front. There is an existing, good quality, modern mezzanine floor in place of approx. 2,000 sq ft which could be left by the outgoing tenant and is available by separate negotiation.

The accessible location on the main A331 Blackwater Valley Relief Road (dual carriageway), has attracted various warehouse high profile occupiers and the unit is ideal for a range of warehousing/industrial and logistics occupiers/uses.

AREAS

First Floor Offices	1,053 sq.ft.	(97.8 sq.m.)
Industrial/Warehouse	15,497 sq.ft.	(1,439.7 sq.m.)
Total Approx. Floor Area	16,550 sq.ft.	(1,537.5 sq.m.)
Additional mezzanine floor approx.	2,000 sq ft	(185.8 sq m)

The above areas have been calculated on a gross internal basis from measurements taken on site.

LEASE

Unit 17 is available on a short term or long term, full repairing and insuring lease. The lease includes an estate charge, details are available from the sole agents.

RENT

Unit 17 is available at a rent from £8.00 per sq ft per annum exclusive (subject to a premium payment to be agreed) or at a rent of £10.50 per sq ft per annum exclusive on a new lease (without a premium payment). Please contact the sole agents for more information.

BUSINESS RATES

We have been verbally advised by Surrey Heath Borough Council that the Rateable Value of the premises is £105,000. The current rate in the pound is 0.504, as such the Business Rates payable will be approx. £53,000 for the year April 19/April 20.

POSSESSION AND VIEWING

The premises are available immediately subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the sole agents;



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Misrepresentation Clause:

The particulars contained in these details are believed to be correct but cannot be guaranteed. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.