

Particulars

Commercial Property Surveyors



dbre.co.uk

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

RARE FREEHOLD OPPORTUNITY

FREEHOLD INDUSTRIAL/ WAREHOUSE UNIT

FOR SALE

4,450 sq ft (413.4 sq m)



UNIT 6, DOMAN ROAD, YORKTOWN BUSINESS PARK, CAMBERLEY, GU15 3DF

- Freehold Unit
- Highly Visible Position (from the A331)
- M3 Motorway - 2 minutes
- Rarely Available

Occupiers on the Yorktown Business Park include Toolstation, Howden Joinery, HSS Hire, PTS, Graham, Eurocell, Omnico Plastics, Screwfix, Benchmarx, Wilson Electrical, Stihl, Topps Tiles and Euro Car Parts, plus, a brand new Selco Builders Warehouse will open in 2016/17.

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.

Doman Road is on the popular and established Yorktown Business Park, off Stanhope Road which in turn is off the A331 Blackwater Valley Relief Road, close to Tesco and Marks & Spencer at The Meadows roundabout.

Description

6 Doman Road provides a self-contained industrial unit of 4,450 sq ft suitable for various industrial uses which has a concrete floor throughout, separate toilets and 3-phase power and is clearly visible from the A331 (Blackwater Valley Relief Road). There is a separate ancillary office area to the front of the unit of approx. 457 sq ft and access is via a loading door and a separate pedestrian entrance, at the front with additional double doors to the rear. Externally there is access for deliveries/loading plus parking spaces for approx. 8-10 cars. The site area extends to approx. 0.3 acres and there is fencing to the majority of the site plus security gates at the front.

There are various outbuildings which have been added over the years by the current owners. The premises do need some refurbishment/upgrading works and some of the outbuildings are approaching the end of their useful life.

The premises are clearly suitable for industrial/manufacturing/processing purposes, we would also suggest the premises could be suitable for various forms of motor trade use.

Areas	Total Approximate Floor Area	4,450 sq ft	(413.4 sq m)
	Additional outbuildings	1,200 sq ft	(111.5 sq m)

The above areas have been calculated on a gross internal basis and taken from records held on file.

Freehold For Sale/Price

The property is being offered for sale freehold with vacant possession and offers are being invited in the region of £450,000.

Rates

Surrey Heath Borough Council has verbally advised us that the Rateable Value for 6 Doman Road is £26,500, the rate in the £ is 0.493 pence, therefore the current rates payable, for the year April 2015-April 2016, will be in the region of £13,100.

Possession And Viewing

The unit is available immediately, subject to completion of legal formalities. For an appointment to view please contact the joint sole agents:



nigel.dickason@dbre.co.uk



pa@austin-phoenix.com

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.

Energy Performance Certificate

Non-Domestic Building



6 Doman Road
CAMBERLEY
GU15 3DF

Certificate Reference Number:
9969-3029-0257-0990-2991

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 101 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 460
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 86.58

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built
96 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software: iSBEM v5.2.d using calculation engine SBEM v5.2.d.2
Property Reference: 997299260000
Assessor Name: Gary Ryan
Assessor Number: EES/002004
Accreditation Scheme: Elmhurst Energy Systems
Employer/Trading Name: Energy Assess UK Ltd
Employer/Trading Address: 5 Bryanstone Close, Guildford, Surrey GU2 9UJ
Issue Date: 16 Nov 2015
Valid Until: 15 Nov 2025 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner.
Recommendations for improving the property are contained in Report Reference Number: 0290-0945-6279-9299-9092

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.