

Particulars

Commercial Property Surveyors

db real estate

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01276 538300

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

PRELIMINARY DETAILS

MODERN TRADE COUNTER/ WAREHOUSE UNIT TO LET

WITH SELF-CONTAINED AND SECURE YARD

15,470 Sq Ft (1,437.2 Sq M)



Computer Generated Image – Refurbishment Yet To Take Place



Existing occupiers include Toolstation, Howdens, Wilson Electrical, City Plumbing Supplies, Graham, Eurocell, Topps Tiles, GAP, Euro Car Parts and Selco Builders Warehouse.

UNIT 8 TRAFALGAR WAY, TUSCAM TRADE PARK, CAMBERLEY, SURREY, GU15 3BN

- Ideal For Trade Counter Use
- Very Prominent
- To Be Refurbished
- Secure Private Yard
- Trade Counter Location
- Approx. 25/30 Parking Spaces
- EPC Rating D – 83 (Before Refurbishment) And “A” After Refurbishment

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.

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

DESCRIPTION

Unit 8 provides a self-contained unit of 15,470 sq ft suitable for trade counter, industrial and warehousing uses and has a concrete floor throughout, an eaves height of 18 ft (5.5 m), separate toilets, a kitchen area and 3-phase power. There are 2 full height loading doors (4.40m wide and 4.25m high) and externally there is a private and secure yard area and parking for up to approx. 30 cars. HSS Hire installed a modern, customer entrance with extensive glazing with a trade counter/showroom behind. The unit is to be completely refurbished, to include new curtain walling, a new roof, all new finishes throughout, new windows and PV panels on the roof. Further details can be supplied by the joint agents.

The accessible and prominent position of the Tuscam Trade Park, fronting the main A331 Blackwater Valley Relief Road and the A30 London Road has attracted various major trade counter operators, existing tenants include City Plumbing Supplies, Howdens Joinery, Eurocell, Grahams, Topps Tiles, Toolstation, Wilson Electrical, GAP and a purpose built Selco Builders Warehouse. Screwfix is also approx. 100 yards away as is a new Sytner Car Shop premises (over 60,000 sq ft and under construction). Unit 8 is ideal for trade counter use but would also suit a range of industrial, warehousing and distribution uses.

AREAS	Ground and First Floor Office/Ancillary	1,760 sq ft	(163.5 sq m)
	Industrial/Warehouse area	13,710 sq ft	(1,273.7 sq m)
	Total Approximate Floor Area	15,470 sq ft	(1,437.2 sq m)

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

LEASE

Unit 8 is available on a new full repairing and insuring lease term for a term to be agreed.

RENT

£15.00 per sq ft per annum exclusive, completely refurbished.

RATES

The Rateable Value is £111,000 and the rate in the £ is 51.2 pence, therefore the Business Rates payable, for the year April 23-April 24, will be approx. £56,850.

POSSESSION AND VIEWING

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



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



E mail: sarah.downes@eu.jll.com
07856 003033

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