

PROMINENT MODERN TRADE COUNTER/WAREHOUSE/INDUSTRIAL UNIT TO LET

8,227 sq ft (764.27 sq m)



UNIT 1, LAWRENCE WAY, STANHOPE ROAD, CAMBERLEY, GU15 3DL

- Potentially Suitable For Trade Counter Use
- Could be combined with Unit 2 to provide 14,965 sq ft
- Prominent Location
- Flexible Lease Terms
- 10 Car Parking Spaces Approx.
- M3 Motorway - 2 minutes

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.

Unit 1 Lawrence Way is off Stanhope Road, on the Yorktown Industrial Estate, off the A331 Blackwater Valley Relief road, close to Tesco and Marks & Spencer at The Meadows

Description

Unit 1 Lawrence Way is a modern, self-contained trade counter/warehouse/industrial unit of steel portal frame construction. The unit comprises office space, male and female toilets and a kitchen on the ground floor with an open plan first floor office area that incorporates carpeting, a suspended ceiling, lighting, heating and some air conditioning.

The warehouse/industrial area has an eaves height of 18 ft (5.5 m), lighting throughout, 3 phase power, a concrete floor and access is via a full height loading door. Parking is at the front where up to approximately 10 spaces are provided. The previous tenants have installed a mezzanine floor which provides additional office and storage space that could remain or be removed. Unit 1 can be offered with Unit 2, which is also available, to provide 14,965 sq ft.

Areas	Original ground & first floor offices plus ancillary areas	1,751 sq ft	(162.68 sq m)
	Original industrial/warehouse area	6,476 sq ft	(601.59 sq m)
	Original total approximate floor area	8,227 sq ft	(764.27 sq m)
	Mezzanine floor providing additional offices and storage	1,602 sq ft	(148.85 sq m)

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

Lease

Unit 10 is available on new, full repairing and insuring lease for a term to be agreed, up to December 2018. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 and where appropriate will incorporate an upward only rent review at the end of the 5th year.

Rent

£7.50 per sq ft per annum exclusive..

Rates

Surrey Heath Borough Council has verbally advised us that the Rateable Value for Unit 10 is £70,500, the rate in the £ is 0.414 pence, therefore the current rates payable for the unit, for the year April 2010-April 2011, will be in order of £29,500.

Possessions and Viewing

Unit 10 is available for immediate occupation, subject to completion of legal formalities. For an appointment to view please contact the joint 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.