

MODERN TRADE COUNTER/ WAREHOUSE UNIT

TO LET

7,884 Sq Ft (732.47 Sq M)



**UNIT 23, NELSON WAY, TUSCAM TRADING ESTATE,
CAMBERLEY, GU15 3DH**

- Completely Refurbished
- Suitable For Trade Counter Use
- Existing Trade Counter Location
- Prominent Position
- Approx. 15 Car Parking Spaces
- M3 Motorway - 2 minutes
- Rarely Available

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 off Trafalgar Way, which in turn is off Stanhope Road, off the A331 Blackwater Valley Relief Road, close to Tesco and Marks & Spencer at The Meadows roundabout.

Description

Unit 23 provides a completely refurbished modern self-contained trade counter/industrial/warehouse unit of steel portal frame construction under an insulated roof incorporating translucent panels. The unit has a concrete floor throughout, an eaves height of 18 ft (5.5 m), 2 separate toilets, a kitchen and 3-phase power. Access is via a full height roller shutter door together with a separate pedestrian entrance. The unit was previously occupied by Jewson and externally there is excellent access for loading and parking for approx. 10 cars plus there is a small fenced additional yard and parking area adjacent.

The accessible and prominent position of Nelson Way, fronting the main A331 (Blackwater Valley Relief Road), has helped to attract a number of major trade counter operators including Plumbing Trade Supplies, Howdens Joinery, Eurocell, Grahams, HSS Hire, Topps Tiles, Toolstation and SIG Trading/Omnico Plastics. Unit 23 is ideal for trade counter use but equally would suit a range of industrial occupiers.

Areas

Ground Floor Toilet/Kitchen Block	359 sq ft	(33.4 sq m)
Industrial/Warehouse Area	7,525 sq ft	(699.1 sq m)
Total approximate floor area	7,884 sq ft	(732.5 sq m)

The above area has been calculated on a gross internal basis from measurements taken on-site..

Lease

Unit 23 Nelson Way is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£8.50 per sq ft per annum exclusive.

Rates

Surrey Heath Borough Council has verbally advised us that the Rateable Value for Unit 23 is £55,500, the rate in the £ is 0.458 pence, therefore the current rates payable for the unit, after taking account of transitional relief, for the year April 2012-April 2013, will be in the region of £37,000.

Possession and Viewing

Unit 23 is available for immediate occupation subject to completion of legal formalities. For an appointment to view please contact the joint sole agents:



nigel.dickason@dbre.co.uk

Jones Lang LaSalle
30 Warwick Street
London W1B 5NH

0207 493 4933

e.mail: andy.harding@eu.jll.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



Unit 23
Nelson Way
CAMBERLEY
GU15 3DH

Certificate Reference Number:
9900-4974-0392-9060-1024

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

◀ 79

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 741
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 44.63

Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

52 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:	DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
Property Reference:	429741690000
Assessor Name:	Stephen Wolfe-Brown
Assessor Number:	STER000901
Accreditation Scheme:	Sterling Accreditation Ltd
Employer/Trading Name:	Commercial Energy Reports (TM 44) Ltd
Employer/Trading Address:	Oakridge House Wellington Road High Wycombe HP12 3PR
Issue Date:	01 Nov 2012
Valid Until:	31 Oct 2022 (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: 9492-4060-0729-0190-0495

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.