

# Particulars

Commercial Property Surveyors

**db** real estate

dbre.co.uk

**01276 538300**

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

## PROMINENT MODERN TRADE COUNTER/WAREHOUSE/INDUSTRIAL UNIT TO LET

**9,795 sq ft (909.82 sq m)**



**LAWRENCE WAY, STANHOPE ROAD,  
CAMBERLEY, GU15 3DL**

- Potentially Suitable For Trade Counter Use
- Prominent Location
- Adjacent A331 Dual Carriageway
- 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.

Lawrence Way is off Stanhope Road, on the Yorktown Business Park, off the A331 Blackwater Valley Relief road, close to Tesco and Marks & Spencer at The Meadows. The estate can be easily found and backs onto the A331 Blackwater Valley Relief road dual carriageway.

The accessible and prominent position of units on the Yorktown Business Park has helped to attract a number of major trade counter operators including Screwfix, Euro Car Parts, Plumbing Trade Supplies, Howdens Joinery, Eurocell, Grahams, HSS Hire, Topps Tiles, Toolstation and SIG Trading/Omnico Plastics. This unit would be ideal for trade counter use but equally would also suit a range of industrial/warehousing occupiers.

## Description

The available unit is a modern, self-contained trade counter/warehouse/industrial unit of steel portal frame construction. The unit comprises 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 and electric heating.

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.

<b>Areas</b>	Ground & first floor offices plus ancillary areas	1,265 sq ft	(117.48 sq m)
	Industrial/warehouse area	8,530 sq ft	(792.34 sq m)
	<b>Total approximate floor area</b>	<b>9,795 sq ft</b>	<b>(909.82 sq m)</b>

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

## Lease

A short or long term lease can be offered, on full repairing and insuring terms, for further information please contact the agents.

## Rent

£73,500 per annum exclusive.

## Rates

We have been verbally advised by the rates department of Surrey Heath Borough Council of the Rateable Value for the unit and therefore, as a guide, can advise that the rates payable for the year April 2014 to April 2015 is likely to be in the region of £2.80 per sq ft.

## Possession and Viewing

The unit can be made available within a timescale of approx. 6 months. For further information or an appointment to view please contact the sole agents:



nigel.dickason@dbre.co.uk

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 9  
Lawrence Way  
CAMBERLEY  
GU15 3DL

Certificate Reference Number:  
9250-3016-0395-0900-3425

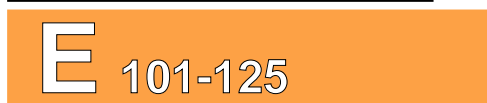
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ **81** This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	907
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	101.2

## Benchmarks

Buildings similar to this one could have ratings as follows:

**21** If newly built

**56** If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

**Assessment Software:** iSBEM v4.1.c using calculation engine SBEM v4.1.c.2

**Property Reference:** 205349150000

**Assessor Name:** Peter Syddall

**Assessor Number:** BREC400170

**Accreditation Scheme:** Bre

**Employer/Trading Name:** Surrey Energy Management

**Employer/Trading Address:** 38, Franklands Drive, Addlestone, Surrey, KT15 1EG

**Issue Date:** 27 Jun 2011

**Valid Until:** 26 Jun 2021 (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: 0320-0949-5359-0126-4006**

## 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 Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**