

# CAMBERLEY/FRIMLEY Industrial Warehouse Unit

2,499 sq ft (232 sq m)



**Unit 7, Phase 4 Albany Park Industrial Est, Camberley GUI6 7PL**

## To Let – Flexible Lease Terms

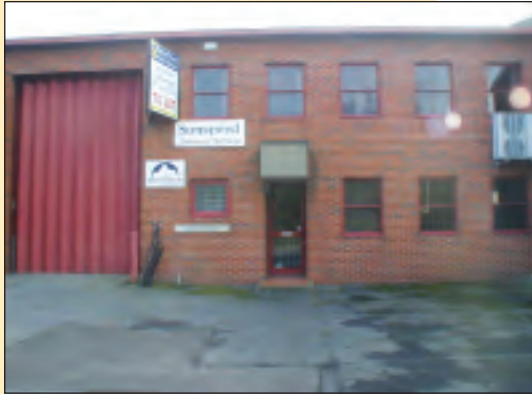
Office:

- IT and Telecom cabling.
- Central heating.

Industrial/Warehouse Area:

- 3 phase electrics.
- Roof mounted strip lighting.

Regulated by RICS



### Location Map

For an approximate location map of the property go to [www.multimap.com](http://www.multimap.com) and type in post code GU16 7PL.

### Location

Albany Park Industrial Estate is located on the main B3411 Frimley Road. This links the estate with the Blackwater Valley Relief Road/M3 motorway (junction 4 interchange) which is within about 1-mile distance. The M25 J12 is about 12 miles and Heathrow Airport about 22 miles distance by motorway. A full range of shopping facilities is provided nearby in both the Frimley and Camberley town centres.

### Description

The unit comprises a mid-terraced industrial warehouse. The industrial warehouse area is approached via a full-height loading door at the front of the building. The offices are located within the front section on ground and first floors.

#### Amenities

##### Office/Ancillary Area

- IT and Telecom cabling (not tested)
- Toilet/Washroom
- Fluorescent lighting
- Central heating
- Carpeting

##### Industrial Warehouse Area

- Apporx 5.4 m eaves at front, 5.0 m at rear
- Full height sliding concertina loading door
- 3 phase electrics
- Concrete floor
- Roof mounted strip lighting
- Toilet with washbasin and water heater

### Accommodation

The following approximate gross internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice:

Ground floor industrial/warehouse	1753 sq ft	(162.85 sq m)
Ground and first floor offices/ancillary space	746 sq ft	(69.30 sq m)
<b>Total approximate gross internal area</b>	<b>2,499 sq ft</b>	<b>(232.2 sq m)</b>
5 car parking spaces provided		

### Terms

Available to let on a new flexible internal repairing and insuring lease for a term and rental to be agreed. Full terms on application from the sole agents.

### Rates and Vat

Any intending lessee must satisfy themselves independently by contacting the relevant statutory authorities as to the rates payable and transitional relief in respect of the property. Contact: Surrey Heath Borough Council. Telephone 01276 686252.

### For further information

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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