

ALBANY PARK FRIMLEY

UNIT 2E

TO LET

6,265 SQ FT
(582 SQ M)

FULLY REFURBISHED,
MODERN INDUSTRIAL /
WAREHOUSE UNIT
WITH OFFICES

- 6m eaves height
- 3 phase power
- Kitchen facilities
- 14 parking spaces



SEGRO
WHERE BUSINESS WORKS

UNIT 2E

DESCRIPTION

The property comprises a newly refurbished mid-terraced industrial / warehouse unit of steel portal frame construction. The warehouse benefits from a single loading door at the front of the building. The offices are located within the front section on ground and first floors.

CURRENT AVAILABILITY

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

UNIT	SQ FT	SQ M
GROUND FLOOR OFFICE	737	68.5
FIRST FLOOR OFFICE	802	74.4
WAREHOUSE / INDUSTRIAL	4,721	438.6
TOTAL GEA	6,259	581.5



ALBANY PARK FRIMLEY

GU16 7PL

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Further details on application.

RENT

Upon application.

RATES

Details of the current rateable value and rates payable can be obtained from Surrey Heath Borough Council. Telephone 01276 686252.



WAREHOUSE

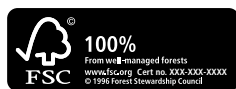
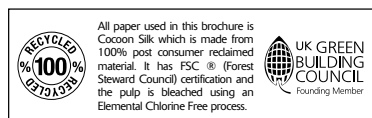
- Full height, up-and-over electric loading door
- Warehouse lighting
- Painted floor and walls

OFFICES

- Kitchenette
- Suspended ceilings
- Carpeted
- Male & female WCs

The SEGRO difference is:

- Specialist experience
- Consistent, world-class delivery
- A flexible approach to the provision of business space
- A focus on customer care
- Local knowledge, multinational expertise



In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.lettingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 01/11

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