

J4 CAMBERLEY

TO LET | Unit 3
J4, Camberley, GU15 3LB



Warehouse / Industrial Unit
7,707 sq ft (716 sq m)

PROPERTY FEATURES

- High quality
- 6.0m clear internal height
- Electric level loading door
- LED warehouse lighting
- Mezzanine for further office or storage
- Allocated car parking

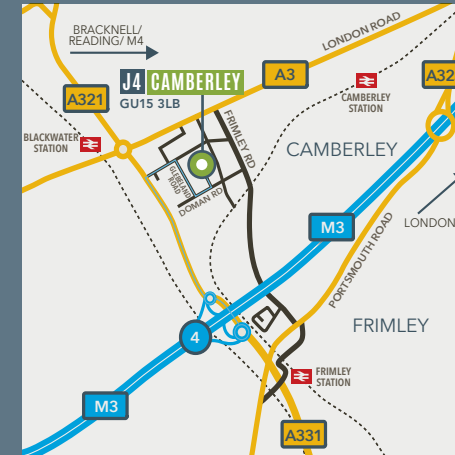
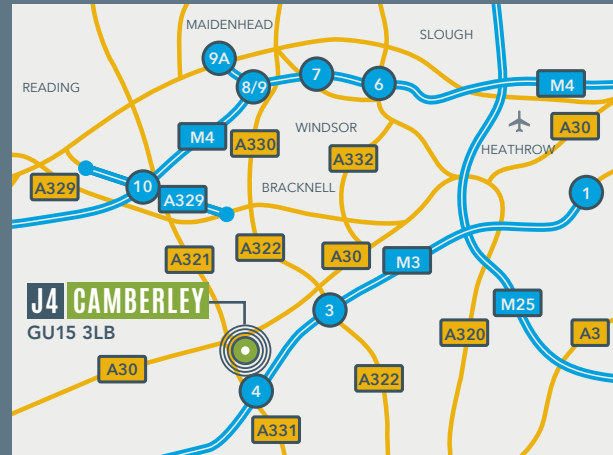
DESCRIPTION

J4 comprises a modern industrial/warehouse development of 8 units in an established industrial area.

Unit 3 is a mid-terrace warehouse/production unit with offices on the ground floor and a first level floor area which could be fitted out as additional offices or used for additional light level storage.

SPECIFICATION

- Fitted ground floor air conditioned offices
- LED warehouse lighting
- Electric loading door
- WC's / Shower
- 6.0m clear height rising to 7.3m at the apex
- Allocated car parking
- 18.8m deep loading apron



LOCATION

J4 is situated within the established industrial estate of Yorktown, with easy access onto the A30 and A321. Junction 4 M3 is just 1.7 miles to the south. Both Tesco Extra and M&S superstores are less than a mile away to the north.

Occupiers at J4 include Bridor, Alrec In-Store, Hermes and Rigby Taylor. Nearby occupiers within Yorktown include Screwfix, Selco, Clean, Stihl and Manning Impex.

ACCOMMODATION

The accommodation comprises:

UNIT 3	Sq Ft	Sq M
Warehouse	5,835	542
Fitted ground floor office	936	87
1st floor office / light storage	936	87
Total	7,707	716

All areas are approximate gross external.



TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

The property has a rateable value of £65,000 and is described as 'warehouse & premises'. All interested parties should make enquiries at Surrey Heath Local Authority. Ref: 00205600015031.

EPC

C-64

LEGAL COSTS

Each party to bear their own legal costs.

VAT

Rent is subject to VAT.



CONTACT

For further information, or to arrange a viewing, please contact the joint sole agents.



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