

Office, Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 2 Westward House

5 Glebeland Road, Camberley, GU15 3DB

Office and warehouse/workshop space

3,781 sq ft

(351.27 sq m)

- Modern LED lighting
- Double glazed offices
- Air conditioned offices
- Excellent natural light
- Pleasant kitchen/breakout area

curchodandco.com | 01276 682501

Chartered surveyors, land property & construction consultants

Summary

Available Size	3,781 sq ft
Rent	£14 per sq ft
Rates Payable	£17,520 per annum
Rateable Value	£35,110
EPC Rating	D (82)

Description

The accommodation provides almost a 50/50 split of office and warehouse/workshop space, with offices at the front of the building, the majority of which are situated on the ground floor, with a small office on the first floor which is accessed via an internal staircase. The good sized workshop/warehousing is situated immediately behind the offices.

The air-conditioned offices are presented in good order and come with a decent sized kitchen and breakout space, with a single WC in that area. In addition, three other WC's are provided within the building which are shared facilities with the other tenants.

The warehouse/workshop has an eaves height of 4.2m under a pitched roof. There is a roller shutter door which is accessed from the side driveway. The warehouse is single glazed and benefits from excellent natural light. There is onsite parking for approximately 8 cars.

Location

Westward House is situated in a prominent position on Glebeland Road, in the heart of the Yorktown Business Estate, next door to the Camberley postal sorting office. Excellent road access is available with a 1.2 miles dual carriageway link to Junction 4 of the M3 motorway, plus easy access north to Bracknell, Reading and the M4 motorway.

The property is close to several local amenities including Tesco and M&S superstores, Sainsburys with a Starbucks and a large Next with a Costa Coffee. Blackwater station on the Reading to Guildford line is within walking distance to the property.

Accommodation

The accommodation comprises the following areas:

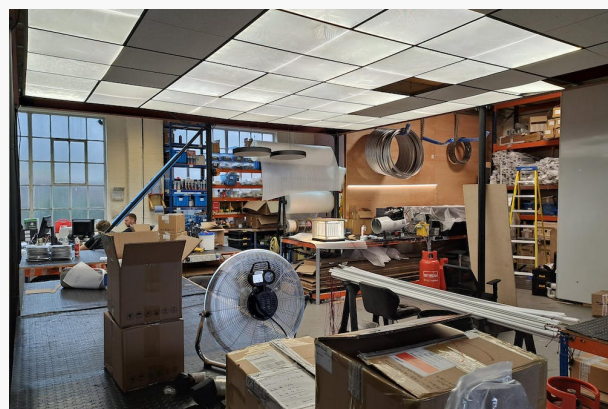
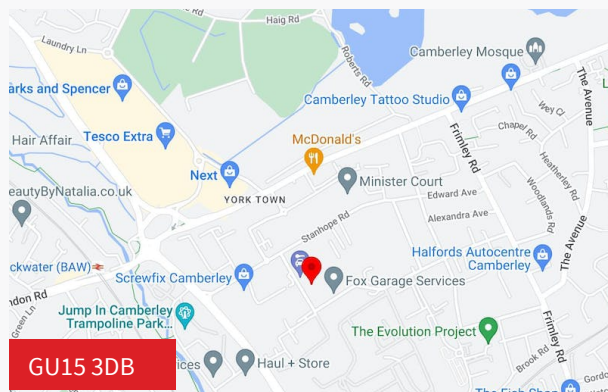
Name	sq ft	sq m
Ground - Office	1,294	120.22
1st - Office	587	54.53
Ground - Workshop Front	1,900	176.52
Total	3,781	351.27

Terms

The units are available by way of a new full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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