

TO BE FULLY REFURBISHED



100 STANHOPE ROAD

CAMBERLEY • GU15 3BW

PROMINENT WAREHOUSE / INDUSTRIAL UNIT **TO LET 43,280 SQ FT (4,021 SQ M)**

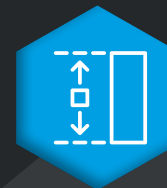
100STANHOPEROAD.CO.UK



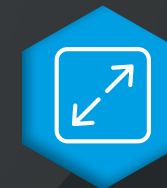
DESCRIPTION & SPECIFICATION

100 Stanhope Road is a modern detached warehouse / industrial building, with ground floor reception, ancillary welfare, and undercroft space, together with open plan first floor offices. The site area is approximately 2.5 acres with a secure loading yard and ample car parking.

100 Stanhope Road is to be offered refurbished with new decorations, carpeting, LED lighting and new HVAC system.



MINIMUM CLEAR INTERNAL
HEIGHT OF **8M**



MAXIMUM SERVICE YARD
DEPTH OF **49M**



4 LEVEL ACCESS
LOADING DOORS



72 SECURE CAR PARKING
SPACES INCLUDING SOME
EV CHARGING POINTS



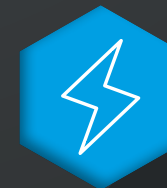
PV PANELS ON ROOF
(TO BE INSTALLED)



OPEN PLAN
FIRST FLOOR OFFICES



FLEXIBLE GROUND FLOOR
UNDERCROFT SPACE



GAS & THREE PHASE
POWER SUPPLY



NEW HIGH BAY
WAREHOUSE LIGHTING



WELFARE FACILITIES
INCLUDING WC'S, SHOWER,
LIFT & KITCHENETTE



100 STANHOPE ROAD

CAMBERLEY • GU15 3BW



ACCOMMODATION

Area	sq ft	sq m
Warehouse / Production	35,622	3,309
Ground Floor Ancillary / Undercroft	3,829	356
First Floor Office	3,829	356
TOTAL	43,280	4,021

Approximate gross external area

TERMS

Immediately available to let on a new fully repairing and insuring lease. Rent on application.

RATES

Rateable Value - £375,000 (2023).

EPC

B-44. The EPC will be reassessed following works.





← To Basingstoke

To Bracknell
& Reading ↗

To Bracknell
& M4 ↗

Blackwater
Station



A321

Stanhope Road

A331

A30

To London →

To M3 &
Farnborough ↙



100 STANHOPE ROAD
CAMBERLEY • GU15 3BW

- 1 100 Stanhope Road
- 2 M&S
- 3 Tesco Superstore
- 4 Next
- 5 Big Yellow Self Storage
- 6 Bank of America
- 7 McDonalds
- 8 Sandhurst Military School
- 9 Alfa Laval
- 10 Travelodge
- 11 DHL



Basingstoke & Southampton →

← London & M25

Jct 4 - M3

M3

Frimley Road

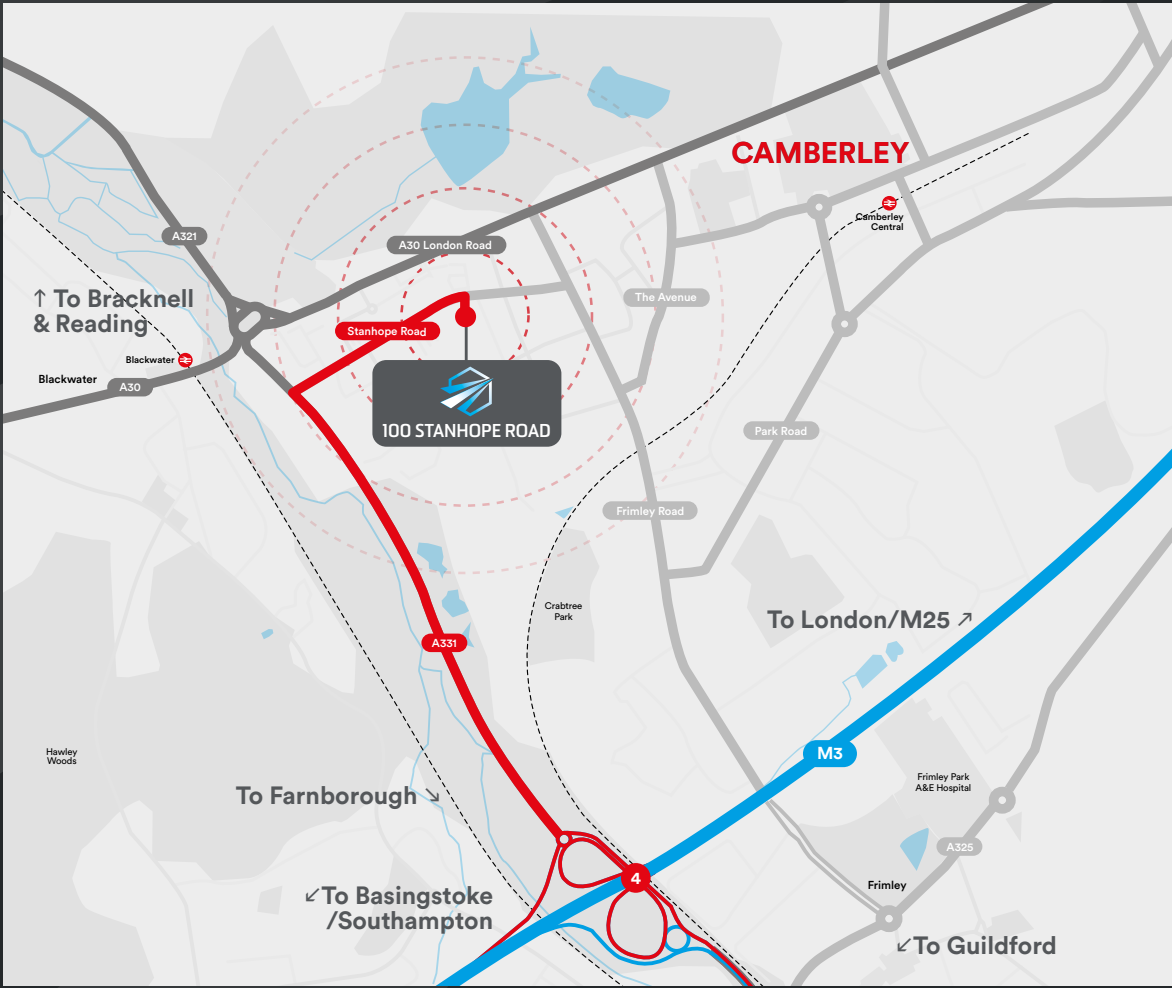
B3411

A331

 **100 STANHOPE ROAD**
CAMBERLEY • GU15 3BW

- 1 100 Stanhope Road
- 2 Alfa Laval
- 3 Bank of America
- 4 FedEx
- 5 Parkview Business Park
- 6 Camberley F.C.
- 7 Royal Mail
- 8 McDonalds
- 9 Frimley Town Centre

Stanhope Road



LOCATION & AMENITIES

The property is located on Stanhope Road in Yorktown Industrial Estate, Camberley. 100 Stanhope Road can be accessed off the A331 connecting the M3, A30 and A31. It has great connectivity to the transport network with J4 of the M3 just 1.3 miles to the South.

what3words



Evidently. Shuffles. Working





100 STANHOPE ROAD

CAMBERLEY • GU15 3BW



USE CLASS

The property has consent for B1(c), B2 and B8 uses. There is unrestricted 24/7 access for loading and unloading.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT will be charged on the quoting terms.

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank and Hurst Warne in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Hurst Warne has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, Hurst Warne seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. 2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP & Hurst Warne may be required to establish the identity and source of funds of all parties to property transactions. 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP are a limited liability partnership registered in England and Wales with registered number 00305934. Our registered office is at 55 Baker Street, London W1U 6AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP or Hurst Warne and not a partner in a partnership. Designed and produced by Creativeworld T: 01282 858200. January 2024.

100STANHOPEROAD.CO.UK



ALL ENQUIRIES

For further information, or to arrange a viewing, please contact:



Gus Haslam
020 7861 5299
07885 596 877
gus.haslam@knightfrank.com

Elliot Evans
020 3995 0760
07870 802 628
elliot.evans@knightfrank.com

Shaun Rogerson
020 8176 9673
07970 304 392
shaun.rogerson@knightfrank.com



Peter Richards
07803 078 011
peter.richards@hurstwarne.co.uk

Steve Barrett
07894 899 728
steve.barrett@hurstwarne.co.uk