

TO LET



Unit 4, J4 Camberley, Doman Road, GU15 3LB

Warehouse / Production Industrial Unit – 7,656 sq ft (711.2 sq m)



Property Features

- Modern mid-terrace warehouse
- Electric level loading door
- Fitted offices
- 18.8m deep loading apron
- Allocated car parking
- To be refurbished

Location

Unit 4 J4 is located within the established Yorktown Industrial Estate. The estate is Camberley's premier industrial location and includes occupiers such as Selco, Linde STIHL, Clean and number of well-known trade counter occupiers.

J4 is just 1.7 miles from Junction 4 of the M3 Motorway via the A331 (Blackwater Valley Relief Road). The M25 is within 12 miles of the estate with access to Heathrow and Gatwick. Both Tesco Extra and M&S Superstores are less than a mile away to the north.

Description

Unit 4, J4 is a mid-terrace modern warehouse / production unit with ground and first floor offices.

The unit will be available following refurbishment.

Specification includes:

- Fitted office accommodation
- Electric loading door
- LED warehouse lighting
- 6.0m clear height rising to 7.3m at the apex
- 9 allocated car parking spaces

Accommodation

	Sq Ft	Sq M
Warehouse	5,847	543.2
Fitted Ground Floor Office	897	83.3
1 st Floor Office / Light Storage	912	84.7
TOTAL	7,656	711.2

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 £87,000 (2023) and is described as "warehouse & premises". All interested parties should make enquires at Surrey Heath Local Authority. Ref: 00205600015041.

EPC

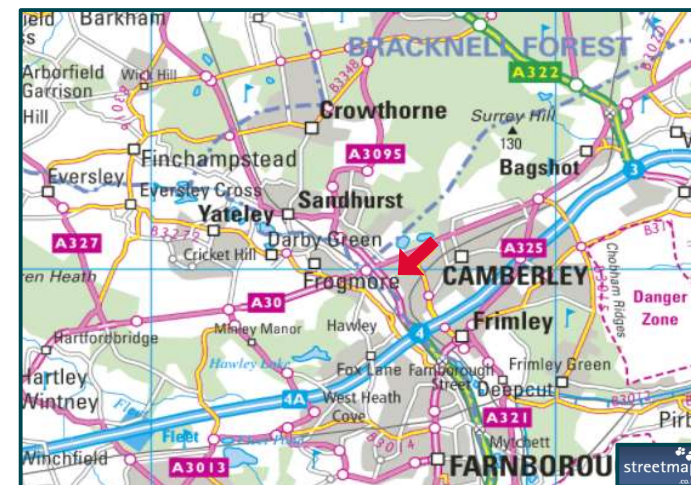
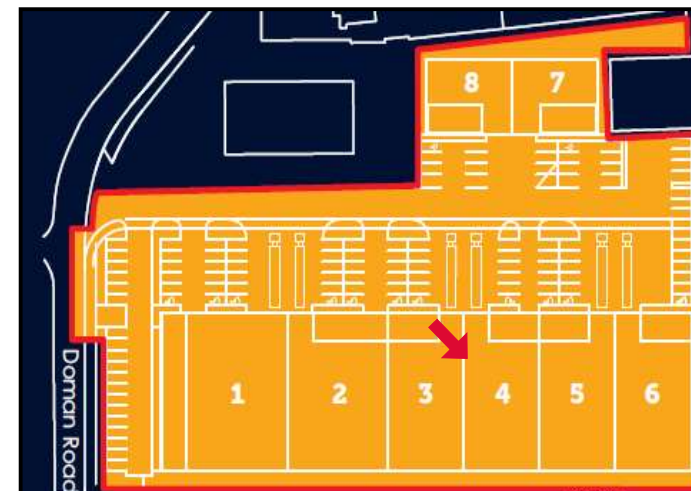
B(45)

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.



GUS HASLAM

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

ELLIOT EVANS

020 3995 0760
07870 802 628
elliott.evans@knightfrank.com



STEVE BARRETT

01252 816061
07894 899728
steve.barrett@hurstwarne.co.uk

SUBJECT TO CONTRACT

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 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 any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, 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 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>.

Particulars dated February 2023. Photographs dated November 2022 and December 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN 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 and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.