

TO LET

Unit 9, J4, Stanhope Road, Camberley, GU15 3BW

Prominent Warehouse / Industrial unit of - 43,279 sq ft (4,021 sq m)



To be refurbished



Property Features

- Secure and gated 49m deep yard
- 72 parking spaces
- 1.3 miles from M3 Junction 4
- Clear height of 8m rising to 10.18m at apex
- 4 level access loading doors
- Newly fitted offices

Description

Unit 9, J4 is a modern industrial/warehouse unit set on a total site of approx. 2.5 acres. The building is split with warehouse and storage to the rear together with a private and secure loading yard along the western elevation.

Unit 9 is to be offered refurbished with new decorations, carpeting, LED lighting and new HVAC system. Some key features include:

- Clear internal height of 8m rising to 10.17m
- Maximum service yard depth of 49m
- 4 level access loading doors
- 72 car parking spaces including some EV charging points
- PV panels on roof
- Operational weighbridge in yard
- First floor fitted open plan offices
- Flexible ground floor undercroft space
- Gas and three phase power supply
- New high bay warehouse lighting
- Male / female WCs with a shower room

Location

The property is located on Stanhope Road in Yorktown Business Park, Camberley. Unit 9 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.

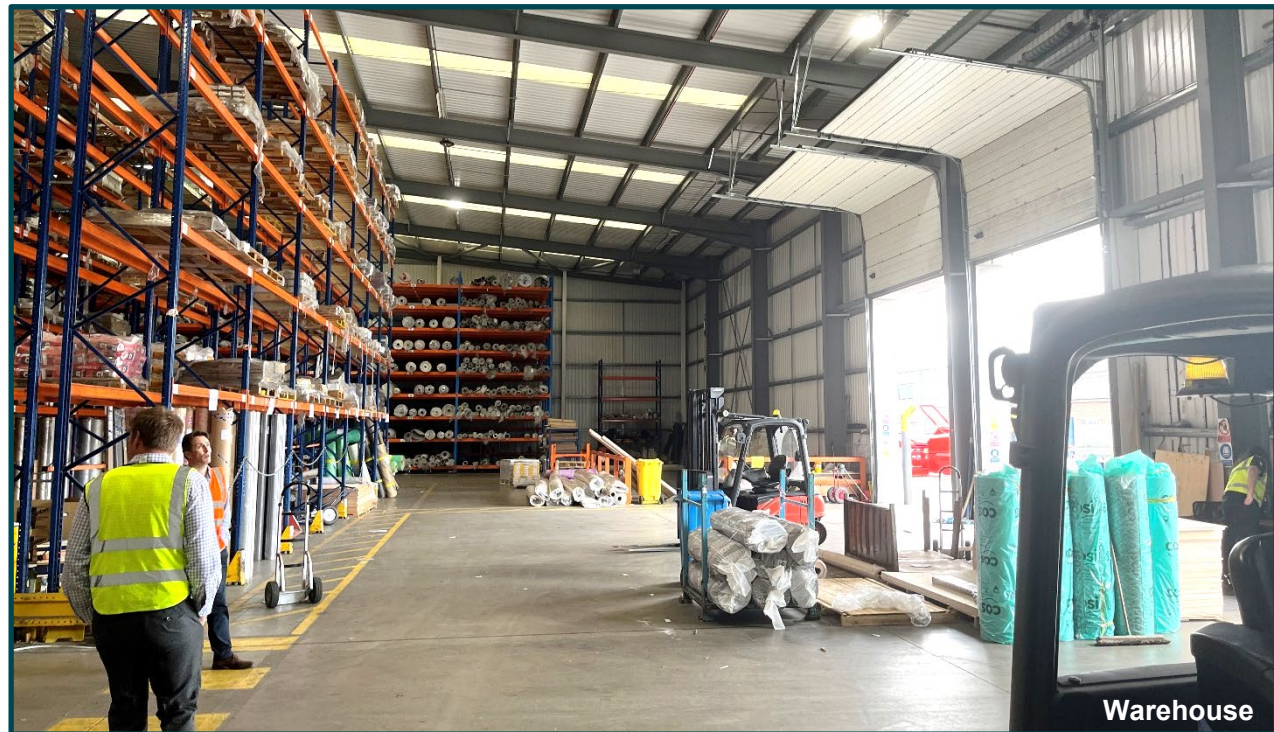
The area also has good access to the railway network with Blackwater and Camberley railway stations, both within 1 mile. These provide routes into London Paddington (54 minutes) London Waterloo (1 hour 16 minutes) and Guildford (19 minutes).

The local area has multiple amenities for staff including Sainsbury's, Tesco Extra and M&S.

Accommodation

	Sq Ft	Sq M
Warehouse / Production	35,621	3,309
Ground Floor Ancillary/Undercroft	3,829	356
First Floor Office	3,829	356
TOTAL	43,279	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.

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

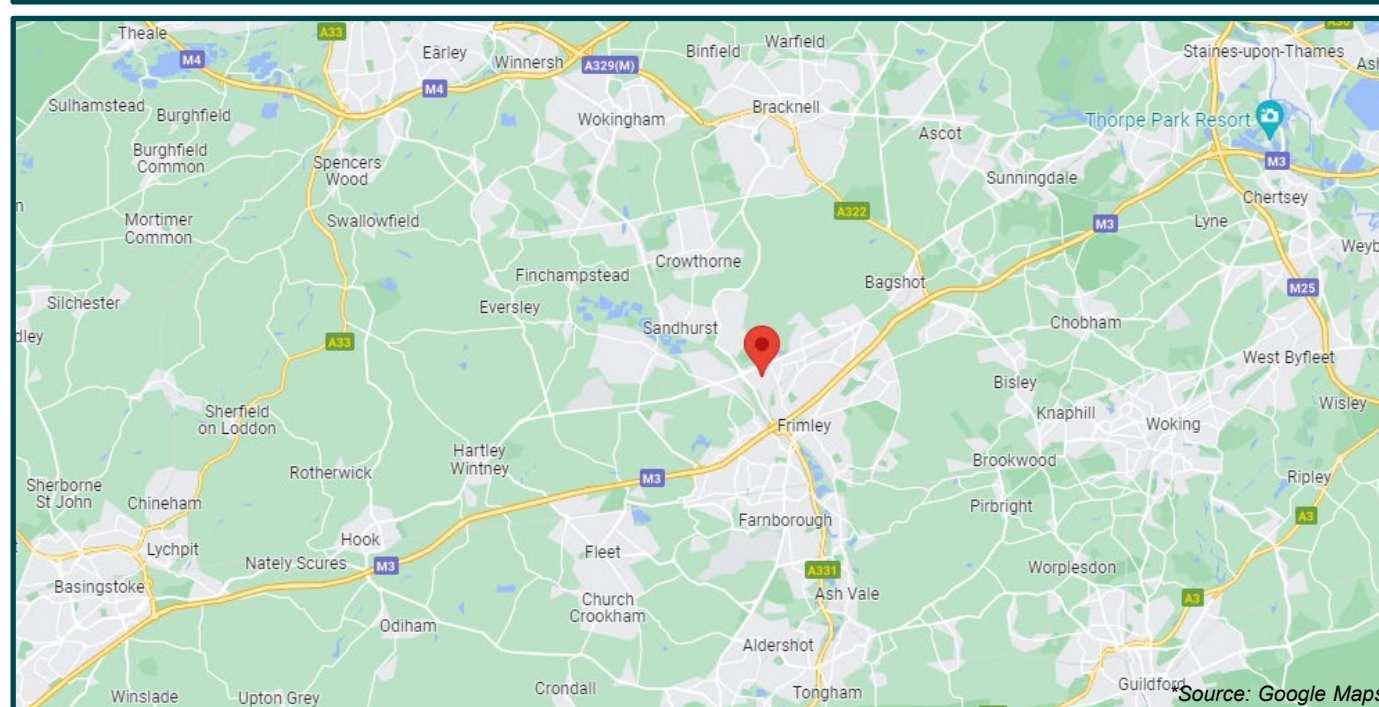
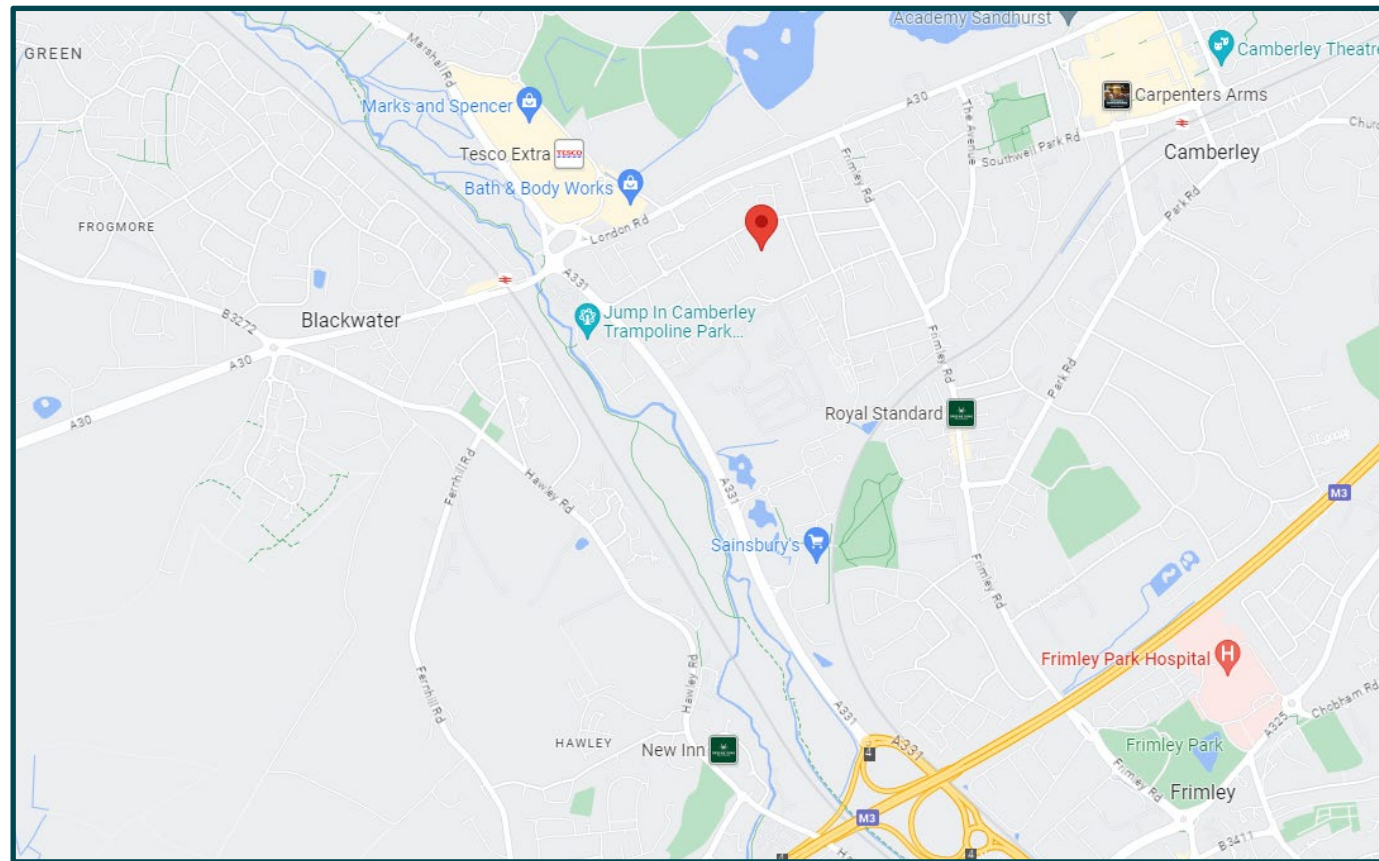
VAT will be charged on the quoting terms.

Due Diligence

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

What 3 Words

Evidently.Shuffles.Working.



Contact

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



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SUBJECT TO CONTRACT

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Particulars dated October 2023. Photographs dated October 2023.

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