

PROPERTY DETAILS

**WAREHOUSE (B8)
TO LET**

Location:	CAMBERLEY, SURREY	
Property:	5 White Hart Industrial Estate, Blackwater, GU17 9AE	
Size:	Warehouse	1,730 Sq Ft (160.7 Sq M)



- **Well located detached building**
- **Parking**
- **Well presented property and estate**
- **Additional Yard Area Available**

**CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS**

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

Established business location in mixed use central Blackwater / Camberley.

Well located on A30 / A331 dual carriageway junction.

Adjacent to Blackwater rail station.

Description

Modern detached building • steel frame construction
• secured gated estate • Parking • 3 phase electricity •
There is an additional yard area of 7,880 sq ft available at an additional rent.

Floor Areas

On completion the property is expected to have the following approximate areas.

	Sq Ft	Sq M
Ground Floor:	1,150	107.6
Mezzanine:	580	54.0

Rent

£15,000 pa exclusive of all other outgoings and VAT

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, common items, water rates, cleaning, maintenance and refuse charges etc. may be chargeable by way of service charge.

Lease

A new FRI lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

We anticipate that no rates will be payable.

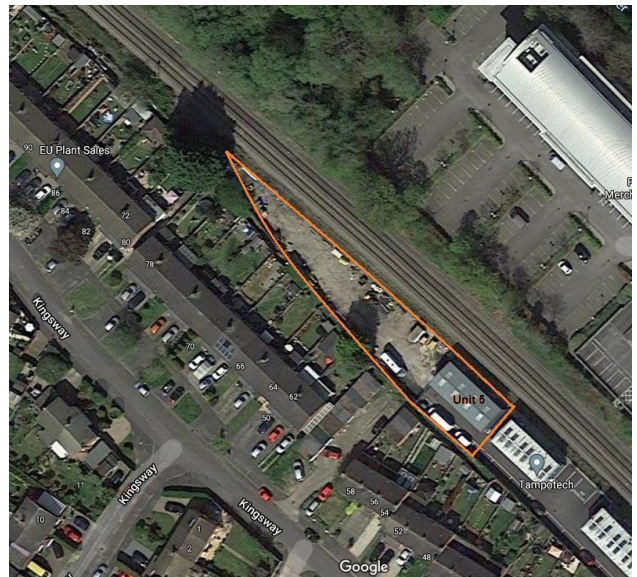
Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144 ot@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published: 08/21 (photos 07/20)**