

## PROPERTY DETAILS

# INVESTMENT OPPORTUNITY FOR SALE (B1 & B8)

Location:	CAMBERLEY, SURREY
Property:	4 White Hart Industrial Estate, Blackwater, GU17 9AE
Size:	2,115 Sq Ft (196.5 Sq M)



- £280,000 exclusive. Gross yield circa 7%
- Well located detached building
- 6 vehicle parking spaces
- Well presented property and estate

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

The Granary  
1 Waverley Lane  
Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

Established business location in mixed use central Blackwater near Camberley, Surrey.

Well located near A30 / A331 dual carriageway junction.

Blackwater rail station nearby.

## Description

Detached • steel frame construction 5.3 m eaves • two storey accommodation • flexible office / storage space • centrally heated • kitchen • shower • secured gated estate

Excellent investment opportunity offering a well established tenant with a clean rental track record and a highly attractive and secure unit suitable for future owner occupation or further letting.

## Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 2nd edition and has the following GIA area:

	Sq. M	Sq. Ft
Ground	98.24	1,057
First	98.24	1,057
Total	196.48	2,115

## Tenancy & Income

**Tenant:** Tampotech Ltd  
**Term:** 5 Years from 30 July 2019  
**Rent:** £19,500 pa  
**Notes:** FRI, Outside LTA 1954

## Price

£280,000 excl

## Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £14,000  
*The UBR (2021/2022) is 0.499*  
*Normal rates payments = RV x UBR.*

## Viewing

**Strictly** by appointment through sole agents Contact Warren or Oscar Traynor.

01252 794144

[info@traynorryan.co.uk](mailto:info@traynorryan.co.uk)

## Costs

Each party to bear their own costs.



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