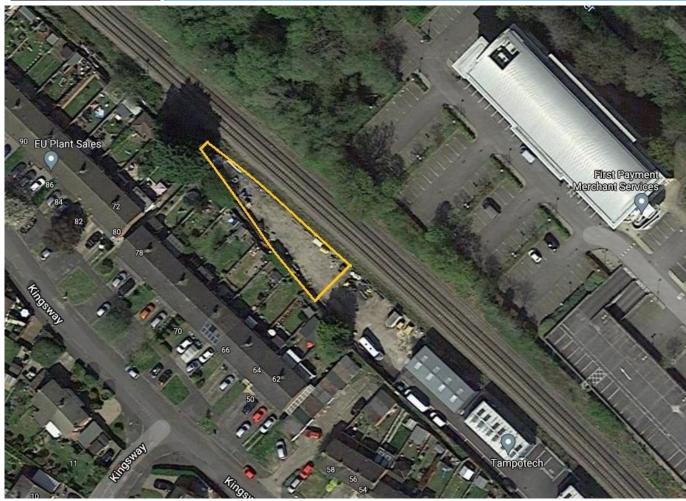


# PRELIMINARY PROPERTY DETAILS

# **Storage Yard TO LET**

Location:	CAMBERLEY, SURREY
Property:	Yard at the rear of White Hart Industrial Estate, Blackwater, GU17 9AE
Size:	3,800 Sq Ft



- Yard £19,000 per annum
- Adjacent warehouse also available 1,100 Sq Ft
- New development
- Newly surfaced secure yard
- Well located detached building
- Well presented property and estate

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

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



Tel: 01252 794144 Email: info@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.

Yard

### **Description**

Tarmacadamed external storage area • secured gated estate • detached building • roller shutter door • steel frame construction 4.4 m eaves • open-plan rectangular shell with WC

#### Floor Areas

The yard is has the following approximate area:

**Sq Ft Sq M** 3.800 353.06

The available adjacent Unit is expected to have the following approximate area on completion:

**Sq Ft Sq M**Unit 6 1,084 100.70

#### Rent

Our client's preference is to let the yard and the adjacent Unit 6 as one.

Rents are exclusive of all other outgoings and VAT.

Yard independent of unit £19,000 per annum Unit 6 £17,500 per annum Unit 6 with yard £40,000 per annum

#### **Outgoings**

All utilities are the responsibility of the tenant. The cost of buildings insurance, common items, road maintenance 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**

The property is to be assessed.

# Viewing

Viewing of the site in progress may be possible 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.







Misrepresentation Act: Photo is of existing unit 5. Proposed unit 6 is similar to be built. 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: 02/23