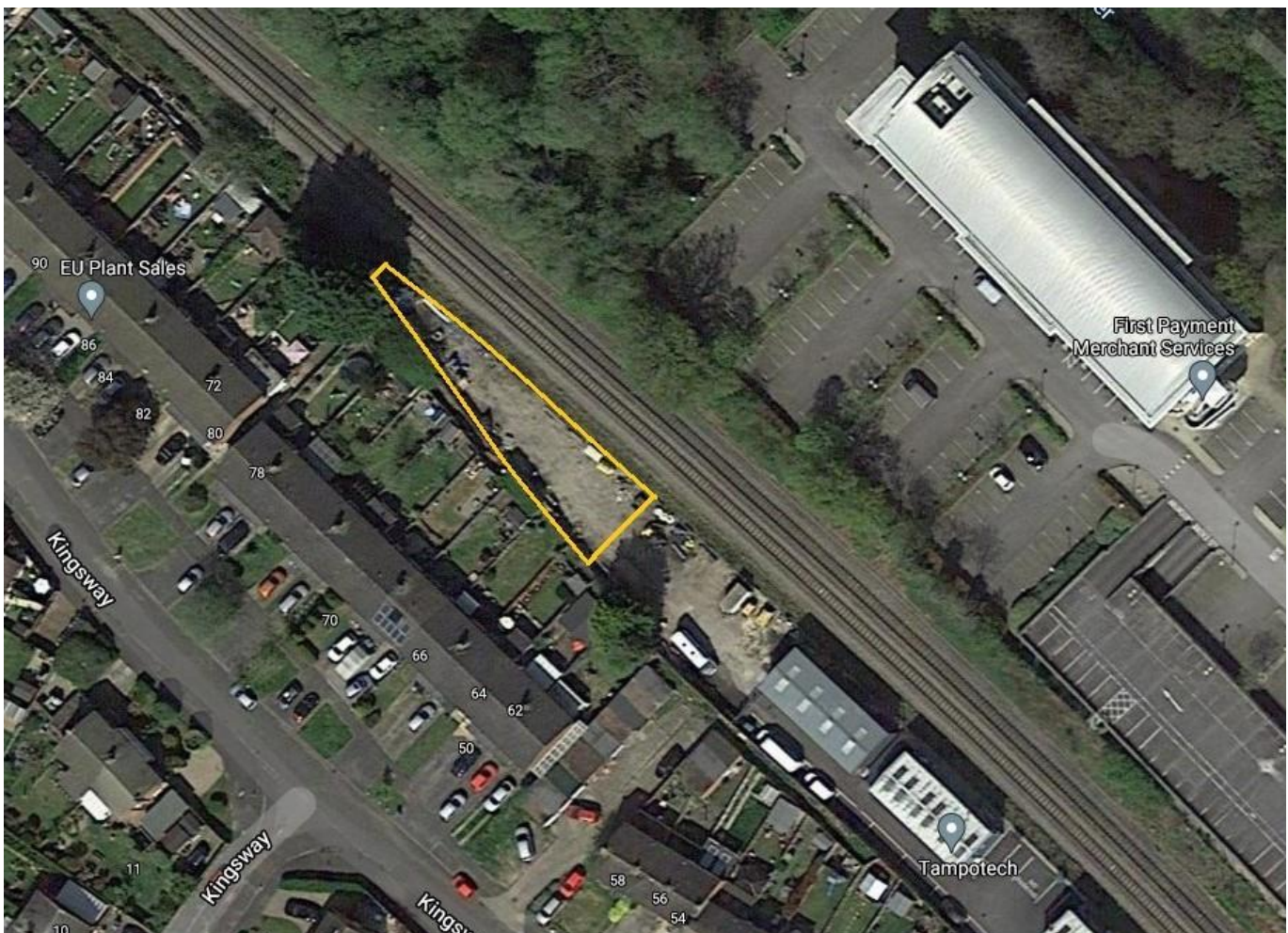


PRELIMINARY PROPERTY DETAILS

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



Location

Established business location in mixed use central Blackwater / Camberley.

Well located on A30 / A331 dual carriageway junction.

Adjacent to Blackwater rail station.

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
Yard	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.

