

## PRELIMINARY PROPERTY DETAILS

# WAREHOUSE TO LET

Location:	CAMBERLEY, SURREY
Property:	6 White Hart Industrial Estate, Blackwater, GU17 9AE
Size:	1,100 Sq Ft



- Unit + parking £17,500 per annum
- Adjacent yard also available – 3,800 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](http://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

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

## Floor Areas

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

	Sq Ft	Sq M
Unit 6	1,084	100.70

The adjacent yard is available having the following approximate area:

	Sq Ft	Sq M
Yard	3,800	353.06

## Rent

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

Rents are exclusive of all other outgoings and VAT.

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

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## Costs

All legal costs to be borne by the ingoing tenant.



TRAYNOR RYAN

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**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