

INDUSTRIAL/STORAGE BUILDING

TO LET

6,830 ft² (634.5 m²)

£8.80 ft²



UNIT 1B, BRIDGE & STANDARD WORKS, BRIDGE ROAD INDUSTRIAL ESTATE, CAMBERLEY, SURREY, GU15 2QR



- ▶ Good access to Junction 4 of M3 approximately 2 miles
- ▶ Parking for 8 vehicles
- ▶ Loading Door
- ▶ Popular and well located Industrial Estate
- ▶ Ideal for Various types of Industrial and Storage Uses
- ▶ Excellent Power Supply circa 250kva

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

7 Alexandra Road
Farnborough
Hampshire
GU14 6BU

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on
the following:

Sales
Lettings
Acquisitions
Rent Reviews
Lease Renewals
Opinion of Values
Investments
Land

LOCATION

Bridge Road is situated off of the Frimley Road approximately half a mile from the A30 London Road. There is a good range of local shopping within walking distance situated on the Frimley Road, and a free public car park also within walking distance (restricted to half an hour free parking, approximately £5.00 for the day).



DESCRIPTION

The building is a middle unit situated on Bridge Industrial estate approached by a shared vehicle access road. The building offers usable open-plan industrial space on the ground floor accessed by a loading door.

FLOOR AREA (Approximate areas)

Ground Floor	6,511 ft ²	(604.9 m ²)
First Floor	319 ft ²	(29.6 m ²)
Total	6,830	(634.5 m²)

LEASE

The property is available on a new lease, with length of lease term by agreement.

RENT

A rent of £60,120 pax, plus VAT and all other outgoings equating to £8.80 ft².



BUILDINGS INSURANCE

The annual figure for this last year £1,674.68 plus VAT.



BUSINESS RATES On application.

LEGAL COSTS Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE

51-75

C

55 C

VIEWING

Strictly by appointment with the agent:

David Savage

Clare & Company

7 Alexandra Road

Farnborough

GU14 6BU

Telephone: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk

REF 20/014C – Unit 1B