

# INDUSTRIAL/STORAGE BUILDING

**TO LET**      **6,830 ft<sup>2</sup> ( 634.5 m<sup>2</sup>)**      **£8.80 ft<sup>2</sup>**

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



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

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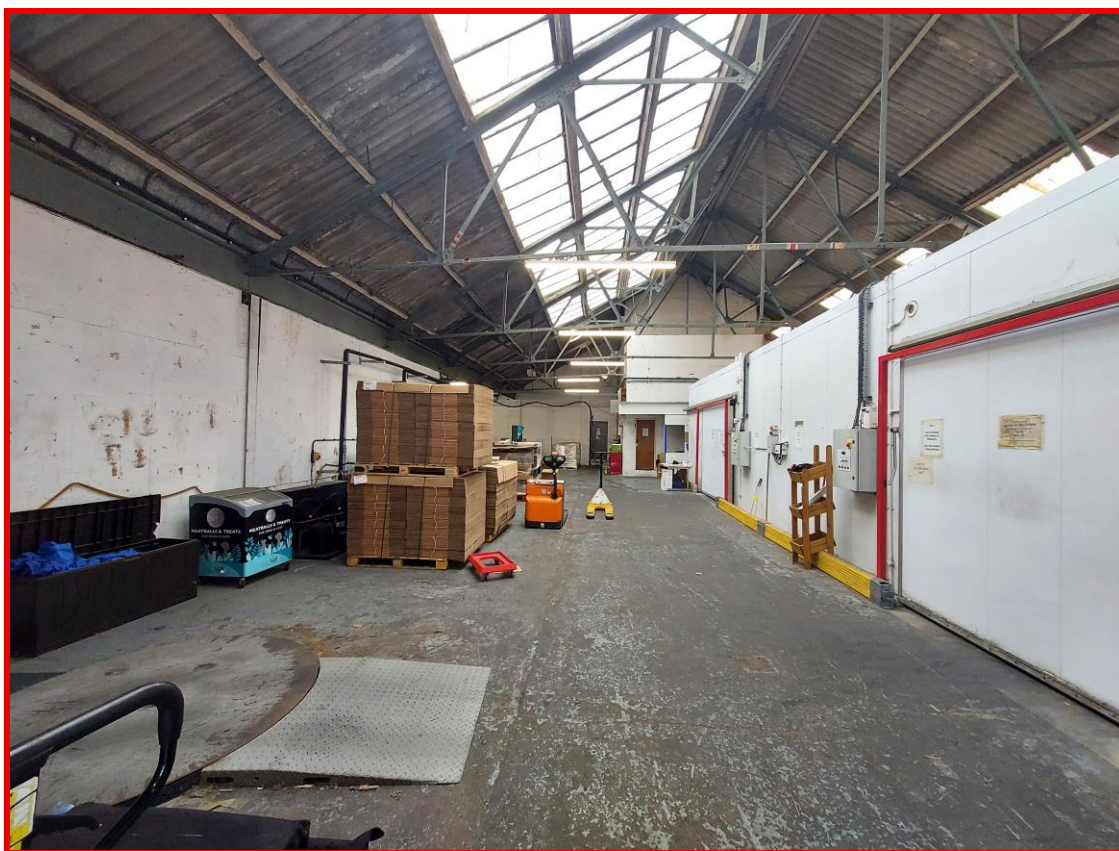
- ▶ **Good access to Junction 4 of M3 approximately 2 miles**
- ▶ **Parking for 8 vehicles**
- ▶ **Loading Door**
- ▶ **Popular and well located Industrial Estate**
- ▶ **Ideal for Various types of Industrial and Storage Uses**
- ▶ **Excellent Power Supply circa 250kva**

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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.

## 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 <sup>2</sup>	(604.9 m <sup>2</sup> )
First Floor	319 ft <sup>2</sup>	( 29.6 m <sup>2</sup> )
<b>Total</b>	<b>6,830</b>	<b>(634.5 m<sup>2</sup>)</b>

## 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

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55 C

## VIEWING

Strictly by appointment with the agent:

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