

INDUSTRIAL/STORAGE UNIT

TO LET **3,435 ft² (319.1 m²)** **£11.14 ft²**

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



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- ▶ **Good access to Junction 4 of M3 approximately 2 miles**
- ▶ **Parking for 5 vehicles**
- ▶ **Popular and well located Industrial Estate**
- ▶ **Ideal for Various sorts of Industrial Uses**
- ▶ **A Ramp serving the loading door can be constructed if required**
- ▶ **Power Supply around 69 KVA**

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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 an end 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, and offices and toilet facility to the first floor.

The workshop is approximately 15.4 metres deep and 14.2 metres in width. Externally there is parking for around 5 vehicles.

FLOOR AREA (approximate areas)

Approximately 3,435 ft² (319.1 m²) on the Ground Floor and 472 ft² (43.8 m²) on the first floor, plus a mezzanine floor of around 616 ft². **Total area of 3,435 ft².**

LEASE

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

RENT

A rent of £38,259.68 pax, plus VAT and all other outgoings. This equates to £11.14 ft².

SERVICE CHARGE

An annual figure of £2,111.62 plus VAT.

BUILDINGS INSURANCE

The annual figure for this last year £806.34 plus VAT.



BUSINESS RATES

The business rates assessment for the building is £23,250 which is approximately £11,602 for one year payable. To verify this information provided we advise parties to speak with the Business Rates Department at Surrey Heath Borough Council on 01276 707100.

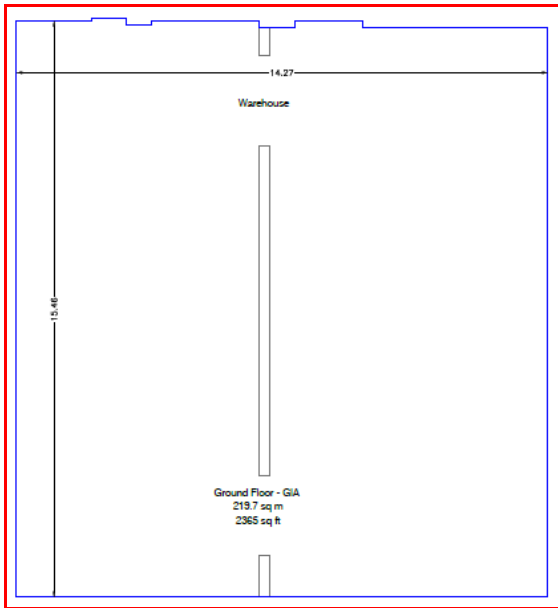
LEGAL COSTS Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE

76-100

D

78 D



Floorplan not to scale



VIEWING

By appointment with the agent:

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