

BRIDGE INDUSTRIAL ESTATE

TO LET 1,464 ft² (136 m²)

£20 ft²



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**UNIT 3D, BRIDGE TRADE/INDUSTRIAL PARK,
BRIDGE ROAD, CAMBERLEY, SURREY, GU15 2QR**



- ▶ **Access to Junction 4 of M3 approximately 2 miles**
- ▶ **Site Security Gates**
- ▶ **Recent Composite Insulated Roof with Good Natural Light**
- ▶ **Self Contained Industrial Unit with Toilet and Loading Door**
- ▶ **Separate Office Area/Reception**
- ▶ **Car repair and similar industrial uses acceptable**

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LOCATION

Bridge Road is situated off of the Frimley Road approximately half a mile from the A30 London Road. There is ample local shopping within walking distance situated on the Frimley Road including a Co-op convenience store.

DESCRIPTION

Bridge Trade and Industrial Park consists of circa 20 Industrial units of various sizes. Building 3D consists of a single storey industrial building with a recently replaced insulated pitched roof, and features a loading door, toilet, Kitchenette facility, 3 phase power supply and reserved parking for 2 vehicles.

LEASE

The unit is available on a new Internally Repairing and Insuring lease linked to a Full Repairing and Insuring Service Charge. Lease is to be excluded from the protection provisions of the 1954 Landlord and Tenant Act. A new lease is available for either 3 or 5 years.

RENT

A rent of £29,280 pax, exclusive of VAT and all other outgoings. The rent to be paid quarterly in advance by standing order. The rent is to be indexed annually to the Retail Price Index (RPI), but to a minimum uplift of 2%.

RENT DEPOSIT

A 3 month rent deposit plus an amount of money equivalent VAT to be held by the landlord against satisfactory lease performance.

SERVICE CHARGE

An annual service charge of £0.75 pence ft² plus VAT (£1,098 plus VAT).

UTILITIES DEPOSIT

A utilities deposit of £1,200 plus VAT to be placed with the landlord due to sub metering arrangements on site.

BUILDINGS INSURANCE

Approximately £500 plus VAT per year.

OCCUPATION TIMINGS

September 2026.

BUSINESS RATES

The business rates assessment for the building is £19,000, based on the current uniform Business Rate Multiplier of £0.382 pence in the pound, the rates payable for 2026/7 will be approximately £7,258, however, we do advise that interested parties call the rates department at Surrey Heath Borough Council for confirmation.



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

ENERGY PERFORMANCE CERTIFICATE

101-125

E

116 | E

VIEWING

Strictly by appointment with the **Sole Agent**:

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REF 09/045C – Unit 3D