

FREEHOLD INDUSTRIAL/ WAREHOUSE UNIT FOR SALE

1C Bridge Road Industrial Estate, Bridge Road, Camberley, Surrey, GU15 2QR



LOCATION Located on Bridge Road Industrial Estate and situated on Frimley Road between the junctions with the A30 London Road and A325, which provides access to the A331 and Junction 4 of the M3 located two miles away. Camberley Town Centre and Railway Station are located 1 mile to the north east.

DESCRIPTION The unit is of traditional brick construction, under a pitched roof. The unit benefits from an electric roller shutter door to the front with a service door and roller shutter to the rear. The unit has a mezzanine floor providing workshop, storage and office areas. Parking is close to the building. Approximate areas (GIA) are as follows;

Description	sq ft	sqm
Industrial Area	5,783	537.2
Mezzanine Office	257	23.9
Total Floor Area	6,040 sq.ft	561.1 sq.m



TENURE The property is offered for sale freehold with full vacant possession. Unconditional offers are sought for the freehold interest.

PRICE Offers are invited further details upon request.

USE / PLANNING We understand that the property has consent for B1(c) or B8 use within the Town and County Planning (Use Classes) Order 1987. Interested parties should make their own enquiries with Surrey Heath Borough Council on 01276 707100.

RATES The premises have been assessed as having a rateable value of £34,000. However prospective tenants should make their own enquiries with the local rating authority.

LEGAL COSTS Each party to bear their own costs incurred in the transaction.

EPC An EPC has been commissioned and will be available in due course.

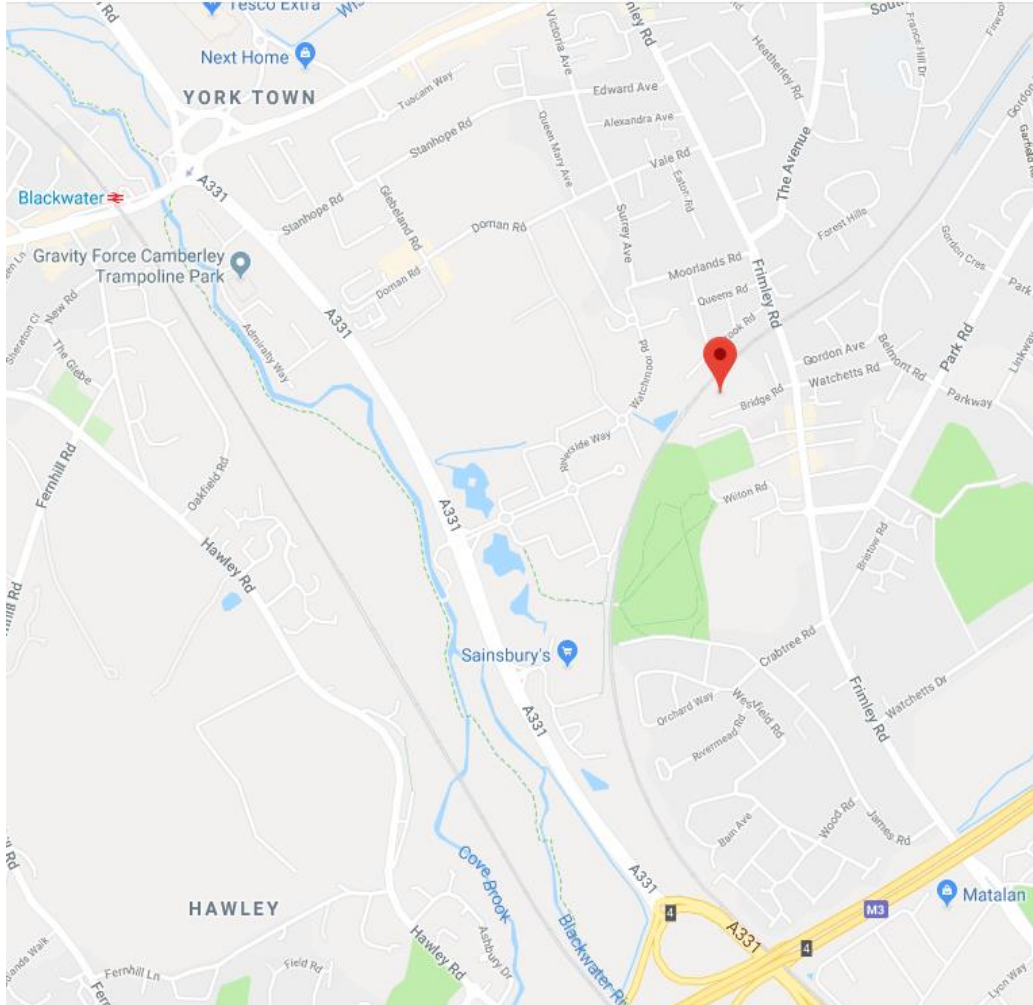
VIEWING For further information and to arrange a viewing please contact SFP Property Limited or our joint Agents Hurst Warne Commercial Surveyors.

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