

Hudson House, Albany Park

Camberley, Surrey, GU16 7XD

INDUSTRIAL UNIT TO LET – 36,818 sq ft.



LOCATION

Hudson House is located on the corner of Albany Park and Frimley Road which connects with the A325 and A331. Access to Junction 4 of the M3 is 1 mile to the west, providing access to Greater London, the M25 (Junction 12 – 11 miles) and the national motorway network.

Farnborough station is located 1.5 miles from the property which provides regular and direct services to London Waterloo with a journey time of approximately 50 minutes.

DESCRIPTION

Hudson House comprises a recently refurbished warehouse of brick construction with profile metal clad. Externally, the property benefits from ample parking with a yard / loading bay.

KEY BENEFITS

- Two electric roller shutter loading doors
- Three phase power
- Eaves height of 6m
- 68 allocated parking spaces
- Gas supply
- Ground and 1st floor fitted offices
- Recently refurbished
- Close proximity to major road networks

CONTACTS

Sam Baly
e: Sam.Baly@cbre.com
t: 020 7182 2256

Samantha Smith
e: Samantha.Smith@cbre.com
t: 020 7182 2548

Peter Richards
e: Peter.richards@hurstwarne.co.uk
t: 01483 723 344

CBRE

SUBJECT TO CONTRACT – February 2020

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.

3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.

4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.

Hudson House, Albany Park

Camberley, Surrey, GU16 7XD

INDUSTRIAL UNIT TO LET – 36,818 sq ft.



BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
GF Warehouse and Offices	2975.6	32,029
FF Office	444.9	4,789
TOTAL	3420.5	36,818

*Subject to final measurement



RENT

On application.

TENURE

The subject property is available to let on a new FRI lease for a term to be agreed.

EPC

Available upon request.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint sole letting agents.

CONTACTS

Sam Baly

e: Sam.Baly@cbre.com

t: 020 7182 2256

Samantha Smith

e: Samantha.Smith@cbre.com

t: 020 7182 8102

Peter Richards

e: Peter.Richards@hurstwarne.co.uk

t: 01483 723 344

CBRE

SUBJECT TO CONTRACT – February 2020

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.

3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.

4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.