

TO LET

PROMINENT VEHICLE DEALERSHIP



507, London Road, Camberley, GU15 3JE

- High quality purpose built detached car showroom
- Prominent frontage to A30 London Road
- Opposite M&S/Tesco Extra/Next Home
- May be suitable for alternative uses subject to planning

14,682 sq ft (1,380.71 sq m)
0.97 acres (0.39 hectares)

CONTACT US

Strictly by prior appointment
with Colliers International, through:

Anthony Keohane
Automotive and Roadside
+44207 487 1672
+447785253058
Anthony.Keohane@colliers.com

www.colliers.com/uk/automotive

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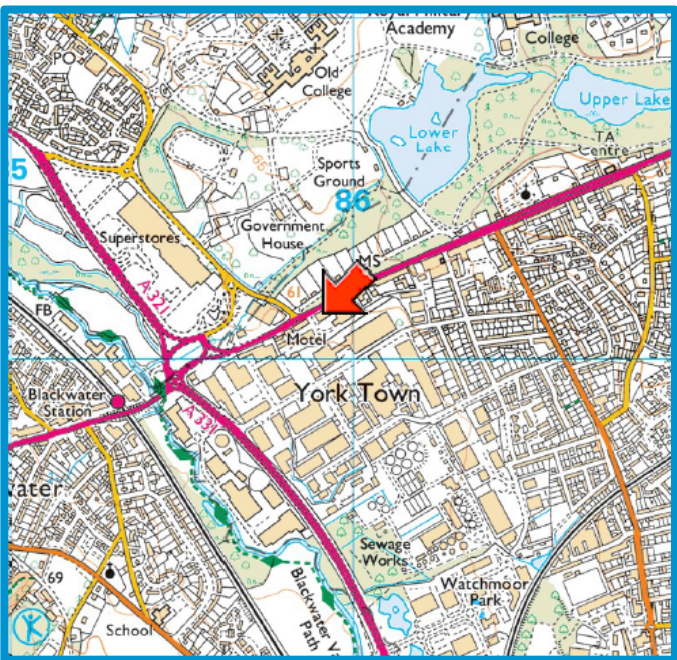
LOCATION

The property is prominently situated fronting the A30 London Road in the affluent Surrey town of Camberley. The A30 is the major arterial route running through Camberley and hence carries a high level of traffic throughout the day. A short distance to the west London Road links with the A331 which gives direct access to the M3 motorway at junction 4.

Development within the immediate vicinity is of a mixed commercial use with a Shurgard Self Storage facility and a McDonalds restaurant towards the east, a Travelodge towards the west whilst directly opposite there is a retail park with occupiers including Next Home, Costa Coffee, a Tesco Extra store and a full Marks and Spencer offer. To the rear of the site there is a mixture of office and commercial premises.

DESCRIPTION

The property comprises a modern vehicle showroom facility, constructed to a high standard reflecting the Audi franchise. At ground floor it provides an extensive used car showroom area with office and ancillary accommodation whilst at first floor are further offices and ancillary facilities. Towards the rear of the building there is a yard providing customer, staff and used car display spaces.



TENURE

The property is available by way of assignment of the current lease which expires 20 October 2026 or alternatively on a sublease.

ACCOMMODATIONS

DESCRIPTION	SQ M	SQ FT
Ground Floor		
Showroom	727.33	7,829
Handover	41.46	446
Offices	163.57	1,761
Ancillary	34.61	373
First		
Customer sales	213.93	2,303
Offices	109.35	1,177
Ancillary	73.72	793
Total	1,363.97	14,682
PARKING		
Vehicle display (to rear)		36
Front vehicle display		1
Customer		13
Vehicle storage		9
Vehicle storage (double parked)		14
Total		73

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SITE

The property is approximately rectangular in shape and extends to approximately 0.97 acres (0.39 hectares).

RATEABLE VALUE

Description: Car Showroom and Premises

Rateable Value: £215,000

ENVIRONMENTAL

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.

The parties will enter into an agreement on liabilities agreeing that the 'tenant' will be responsible for any environmental notices or costs in relation to the property and will provide an indemnity against any environmental liabilities or claims with regard to the site.

VAT

All rents quoted are exclusive of VAT, which may be payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

RENT

Upon application.

FURTHER INFORMATION / VIEWING

For further information please contact the sole agents, Colliers International.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

55

This is how energy efficient the building is.

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	1397
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	109.71

Benchmarks

Buildings similar to this one could have ratings as follows:

57

If newly built

95

If typical of the existing stock

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has an authority to make any representation or warranty whatsoever in relation to this property. 09/11/2015

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