

# HUDSON HOUSE

ALBANY PARK | FRIMLEY | CAMBERLEY GU16 7PN



NEWLY REFURBISHED WAREHOUSE UNIT TO LET  
**36,818 SQ FT** 3,421 SQ M







High profile location



280 KVA power



Newly refurbished



Circa 77 private parking spaces



10,000 sq ft office content



Very secure building



## DESCRIPTION

Hudson House is a recently refurbished detached HQ building comprising a two storey purpose-built office section interlinked with a warehouse/production building. There is a minimum eaves height of 5.2m rising to 8m at the apex.

There is a separate private car park with 12 spaces for visitors and staff to the front of Hudson House. Loading and goods access is at the rear of the site, where there is plenty of additional private parking. A total of circa 77 parking spaces are provided to the whole site.



## ACCOMMODATION

	sq ft	sq m
Ground floor warehouse & offices	32,029	2,976
First floor offices	4,789	445
<b>Total</b>	<b>36,818</b>	<b>3,421</b>

Approximate gross internal areas

## EPC RATING

E (116)







## LOCATION

Hudson House is situated in a prime location at the front of Albany Park Industrial Estate in Frimley, one of the premier estates in the Blackwater Valley region. The property is adjacent to a Matalan retail store.

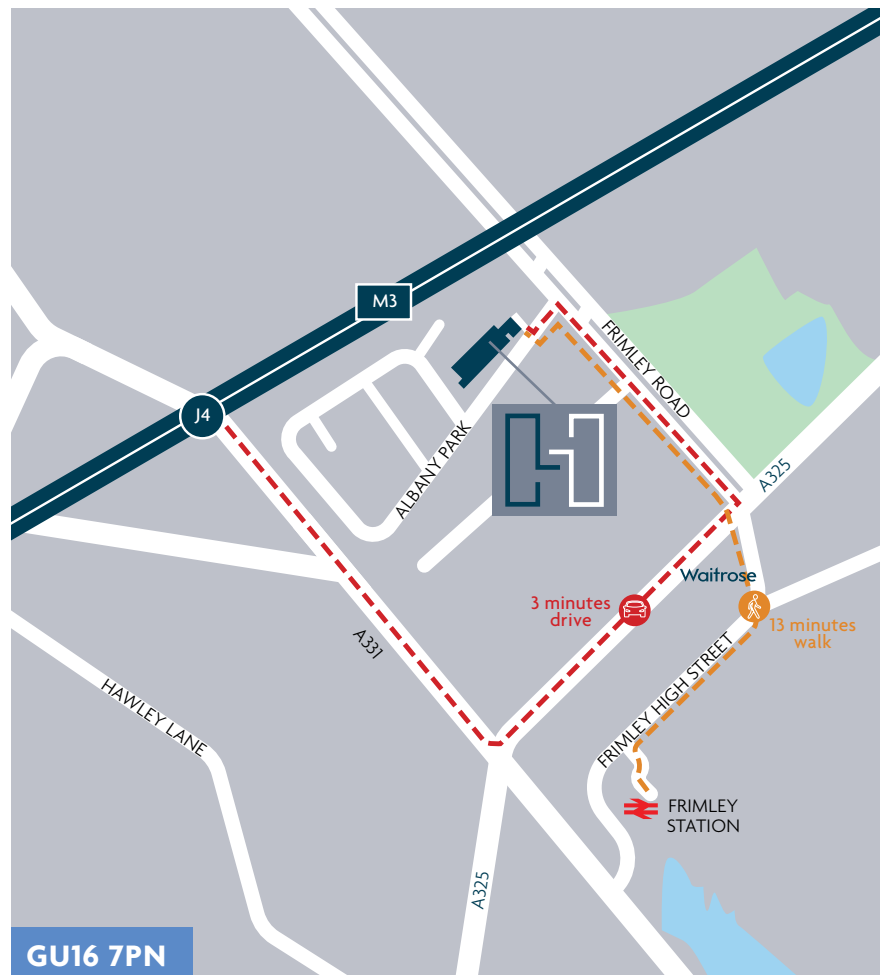
Albany Park is just 1 mile from Junction 4 of the M3, which links London with the South Coast.

Frimley High Street is a 7 minute walk, with various local amenities including a Waitrose supermarket.

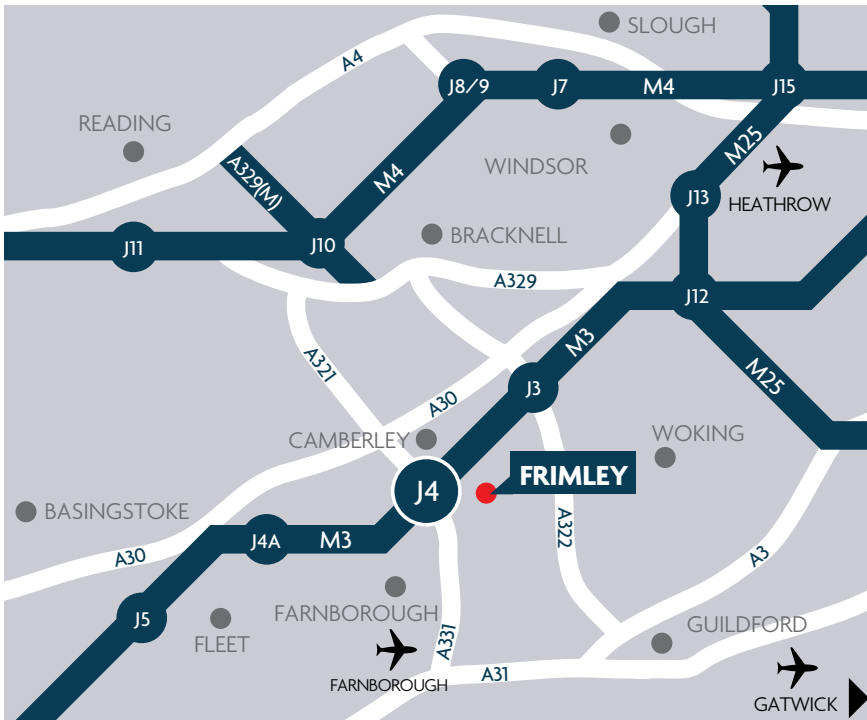
Farnborough mainline station is just over 2 miles away, with a service to London (Waterloo), the fastest journey time being 34 minutes.

## TRAVEL TIMES

ROAD		RAIL (from Frimley station)	
M3 J4	3 mins	Camberley	4 mins
Frimley station	3 mins	Ascot	16 mins
Farnborough	7 mins	(from Farnborough mainline station)	
Heathrow Airport	21 mins	Basingstoke	13 mins
Reading	34 mins	London Waterloo	34 mins
Central London	59 mins		







## TERMS

Available by way of a new lease direct from the Landlord, for a term by arrangement.

## RENT

Rent upon application.

## RATEABLE VALUE

Current rateable value  
£218,000 per annum.

## RATES PAYABLE

Estimated current rates payable £109,872 per annum.

## VIEWINGS AND FURTHER INFO

Through the joint sole agents:



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