

TO LET

BEING REFURBISHED



Frimley - Warehouse & Industrial

6,276 sq ft (583.06 sq m) GEA

Unit 2J Albany Park, Albany Park, Frimley, Surrey, GU16 7PL

For viewing and further information contact:



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Key Benefits

- o Established location
- o 6m eaves
- o Loading door
- o 3 phase power
- o Halogen warehouse lighting
- o Suspended ceiling to first floor
- o Male & female wc's
- o Parking



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Location

Unit 2J is located within phase two of Albany Park Industrial Estate Frimley, one of the premier estates in the Blackwater valley. Albany Park is located within a mile of Junction 4 of the M3 linking London with the South Coast.

Frimley High Street and it's amenities including a Waitrose supermarket is within a 5 minute walk. Camberley town centre is a short drive away. Farnborough Mainline station is just over 2 miles away with the fastest service to London Waterloo taking 34 minutes.

Description

The property comprises a mid terrace industrial/warehouse unit of steel portal frame construction with brick work elevations. The warehouse area benefits from good access to the loading door at the front of the building.

The offices are located within the front section of both the ground and first floors.

There is parking to the front of the property.

Accommodation

Warehouse & Ground floor office	5,568 sq ft	517.3 sq m
First floor office	708 sq ft	65.8 sq m
Total	6,276 sq ft	583.1 sq m

The above approximate gross external areas have been calculated in accordance with the RICS code of measuring practice.

Amenities

- Established location
- 6m eaves
- Excellent parking
- Loading door
- 3 phase power
- Halogen warehouse lighting
- Suspended ceiling to first floor offices
- Male & female wc's

We understand that the unit benefits from B1(C), B2 and B8 use. Interested parties should make their own enquiries with the local authority Surrey Heath Borough Council.

Terms

Available on a new lease with terms direct from the landlord.

Viewing

Strictly by appointment with the sole agent Hurst Warne 01252 816061

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as 72 (C).

A copy of the Energy Performance Certificate is available on request from the agents.

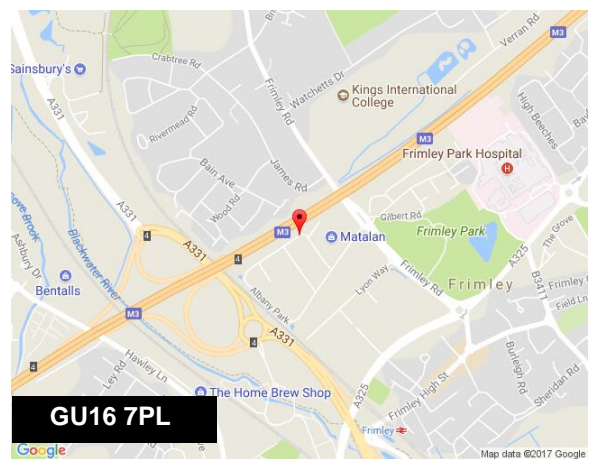
Business Rates

Rates Payable: £22,034 per annum
(based upon Rateable Value: £46,000 and UBR: 47.9p)

Interested parties should make their own enquiries with the relevant local authority.

Service Charge

Available upon request.



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