

NO MOTOR TRADE - TO BE REFURBISHED



Unit 1 Helix Business Park

Camberley, GU15 2QT

Modern industrial/warehouse unit

693 sq ft
(64.38 sq m)

- Located on established business park
- Allocated parking
- Three phase power
- 5.3 minimum eaves
- Electrically operated loading door

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Summary

Available Size	693 sq ft
Rent	£18,050 per annum
Rates Payable	£4,590 per annum Small business rates relief should apply
Rateable Value	£9,200
Service Charge	TBC
EPC Rating	C (65)

Description

The available unit is located on Helix Business Park in Camberley, which is a development of 20 industrial/warehouse units of varying sizes. Unit 1 is an end of terrace unit benefitting from a minimum height of 5.3 metres rising to 6m at the apex, along with wc facilities, allocated parking and three phase power.

The unit is in the process of being redecorated throughout, and the mezzanine floor is to be removed.

Location

Camberley is an established commercial centre within the Blackwater Valley, in close proximity to Farnborough, Farnham, Aldershot and Fleet.

The M3 motorway (Junction 4) is within just a few minutes drive and provides fast access to London, the M25 motorway, the South Coast and both Heathrow and Gatwick Airports.

Terms

A new lease is available directly from the Landlord for a term to be agreed.

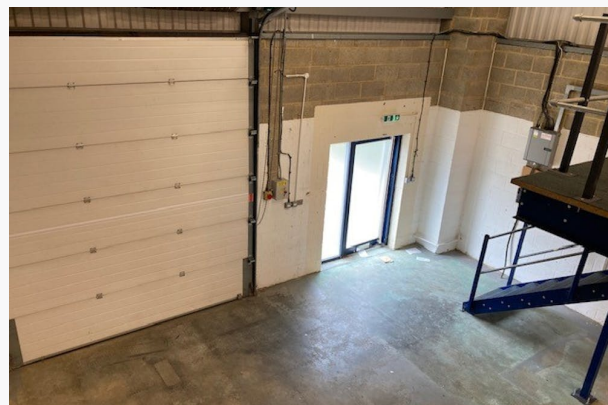
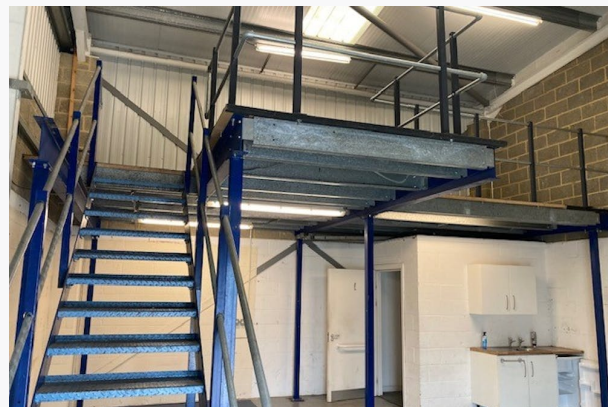
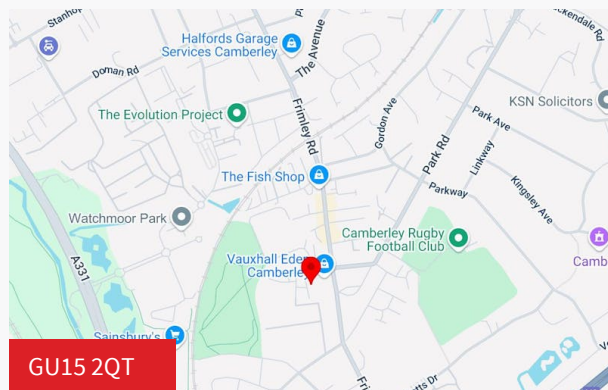
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party is to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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