

INDUSTRIAL/WAREHOUSE BUILDING

(RIGHT HAND SIDE OF THE PROPERTY SHOWN WITH BRICK FAÇADE & LOADING/PEDESTRIAN DOOR)



4,864 ft² (451.89 m²)

£11.30 ft²

**12A DOMAN ROAD, YORKTOWN INDUSTRIAL ESTATE,
CAMBERLEY, SURREY GU15 3DF**

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Hampshire
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- ▶ **Private parking for 8 vehicles plus loading/unloading**
- ▶ **Excellent Location – 1.5 miles from M3**
- ▶ **Excellent Natural Light (many windows side/rear)**
- ▶ **Electric Loading Door & Manual Pedestrian Door**
- ▶ **The space offered is useable & open plan space**
- ▶ **3 Phase Power Supply**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Doman Road is accessed via Glebeland Road, which adjoins Stanhope Road, the main spine road serving Yorktown Business Park. The estate is 1.5 miles north of the M3 motorway junction 4 and about 1 mile west of Camberley town centre. Yorktown Industrial Estate is the largest of the commercial estates within Camberley.

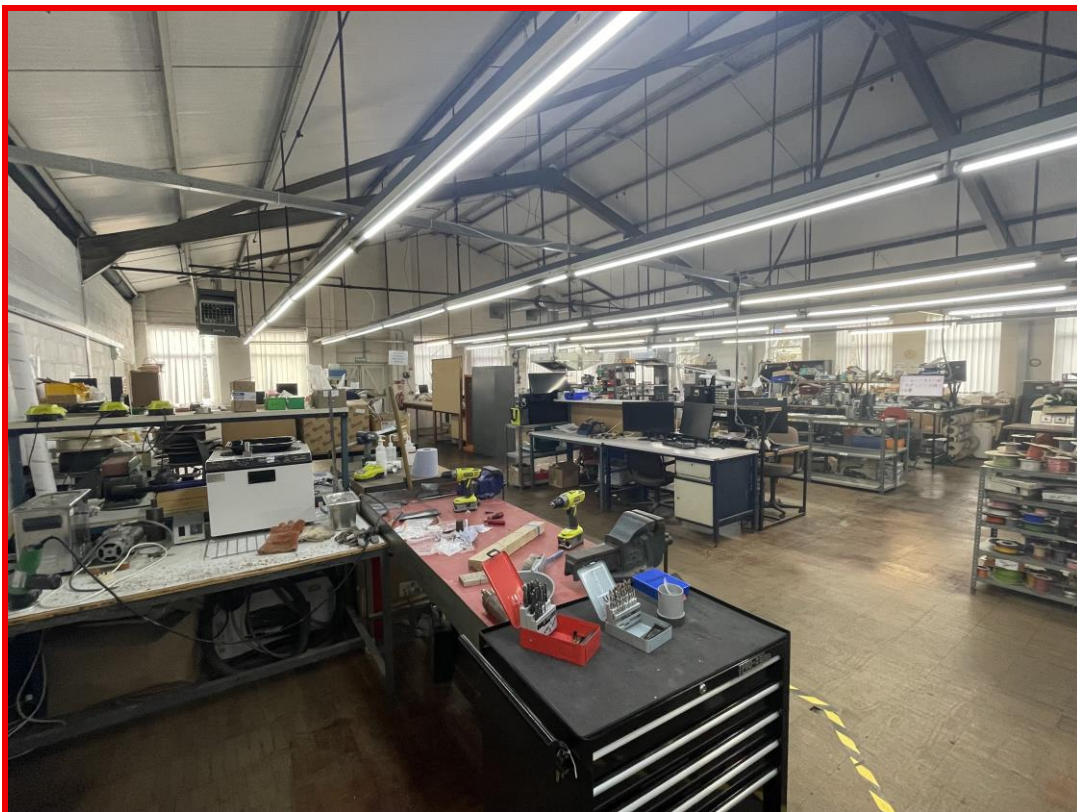
DESCRIPTION

The whole of 12 Doman Road is let to our clients on a long term lease basis, and they wish to underlet out the Southern side of the building (within the picture shown as modern brickwork without windows), approximately 50% footprint of the building.

The space being offered is rectangle in shape, all ground floor, and has good LED lighting and a gas blower for heating, there is an electrically operated loading door, front pedestrian door and a rear fire exit door. Currently the floor is finished in wooden parky flooring, however, this can be removed to expose the concrete floor beneath. A new separate toilet block will be provided for this side of the building.

The unit has excellent natural light as there are multiple windows to the side and to the rear walls of the building.

Externally, there are 8 parking spaces reserved for this side of the building plus loading/unloading.



ACCOMMODATION (approximate measured Gross Internal)

Factory/Warehouse Space	4,761 ft ²	442.32 m ²
Toilet Block	103 ft ²	9.57 m ²
Total Area	4,864 ft²	451.89 m²

LEASE & RENT

New underlease terms available with length of lease by agreement at an annual rent of £55,000 pax equating to approximately £11.30 ft².

VAT

We understand from our clients that the premises are not elected for VAT.

BUSINESS RATES (GUESSTIMATE)

The business rates **will need to be re-assessed** to take into account the split of premises, however, as an “approximate” guide we believe the rateable value will be somewhere around £43,000 which if so, will equate to approximately £16,500 payable for the year 2026/2027.

SERVICE CHARGE & BUILDING COSTS

To be confirmed.

UTILITY SERVICES

The electric to be carried out by means of a landlord’s check meter. The gas to be apportioned on a square footage basis, and taking into account the history of the gas bills previously received by our clients.

LEGAL COSTS

Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE

76-100

D

80 **D**

OCCUPATION

An occupation date to be agreed between our client and the new incoming tenant to allow time for our client to relocate their business fully to the other side of the building and to supply and fit the toilet block.

FURTHER INFORMATION

Please contact the **Sole Agent:**

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REF
26/001C