

# TO LET

## UNIT 2A

Albany Park, Frimley,  
Surrey GU16 7PL

**ap**  
albany  
park



**WAREHOUSE / INDUSTRIAL UNIT**  
13,842 sq ft (1,286 sq m)  
**To be comprehensively refurbished**

#### ESTATE FEATURES

- Established industrial location
- Local amenities
- 24/7 access/use
- Strong transport connections
- Ample car parking

# UNIT 2A

## WAREHOUSE / INDUSTRIAL UNIT

13,842 sq ft (1,286 sq m) - To be comprehensively refurbished



### DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit of steel portal frame construction with brick work elevations.

#### Specification include:

- 5.54m clear height rising to 7.2m at the apex
- Level loading door 5m high x 4m Wide
- Warehouse lighting
- Fitted first floor office accommodation with HVAC air condition
- Male & female WCs
- Secure gated loading apron
- Allocated car parking spaces
- Ability to take adjoining unit 2B to create 21,153 sq.ft
- *The property will be comprehensively refurbished*



### ACCOMMODATION

Unit 2A (GEA)	Sq Ft	Sq M
First Floor Office	2,239	221
Ground Floor Under Croft Area	2,229	207
Warehouse	9,374	871
<b>TOTAL</b>	<b>13,842</b>	<b>1,286</b>



### SITE PLAN



### TERMS

Unit 2A is available on a new full repairing and insuring lease on terms to be agreed.

### BUSINESS RATES

Unit 2a & 2b have a combined rateable value of £139,000 (2023) and is described as "warehouse & premises". All interested parties should make enquires at Surrey Heath Local Authority.

### EPC

B:43.

### LEGAL COSTS

Each party to bear their own legal costs.

### VAT

Rent is subject to VAT.

### DRIVING DISTANCES

Frimley Station	0.8 miles
M3	1.5 miles
Farnborough	4 miles
Guildford	12 miles
M25	13 miles
Heathrow	18 miles
Gatwick	42 miles



## LOCATION

Albany Park, Frimley is one of the premier industrial estates in the Blackwater Valley. The A331 borders the estate providing access South towards the A31 and A3, the major route linking London to the South Coast. Farnborough Mainline station is just over 2 miles away with the fastest service to London Waterloo taking 34 minutes.

Frimley High Street and its amenities, including a Waitrose supermarket, is within a 5 minute walk and Camberley town centre is a short drive away.



## CONTACT

For further information, or to arrange a viewing, please contact the joint sole agents.



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