

BRIDGE INDUSTRIAL ESTATE, CAMBERLEY

TO LET 880 ft² (81.75 m²)

£1,579 pcm



**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

**UNIT 7E, BRIDGE TRADE/INDUSTRIAL PARK,
BRIDGE ROAD, CAMBERLEY, SURREY, GU15 2QR**

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on
the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land



- ▶ **Access to Junction 4 of M3 approximately 2 miles**
- ▶ **100% Business Rates Free***
- ▶ **Site Security Gates**
- ▶ **Self Contained Industrial Unit with Toilet and Loading Door**
- ▶ **Separate Office Area/Reception**
- ▶ **Car repair and similar industrial uses acceptable**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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

Bridge Road is situated off the Frimley Road approximately half a mile from the A30 London Road. There is ample local shopping within walking distance situated on the Frimley Road including a Co-op convenience store.

DESCRIPTION

Bridge Trade and Industrial Park consists of circa 20 Industrial units of various sizes. Building 7E consists of a single storey industrial building with a recently replaced insulated pitched roof, and features a loading door, toilet, Kitchenette facility, 3 phase power supply and reserved parking for 2 vehicles.

LEASE

The unit is available on a new Internally Repairing and Insuring lease linked to a Full Repairing and Insuring Service Charge. Lease is to be excluded from the protection provisions of the 1954 Landlord and Tenant Act. A new lease is available for either 3 or 5 years.

RENT

A rent of £18,950 pax (£1,579 pcm), plus VAT and all other outgoings. The rent to be paid quarterly in advance by standing order. The rent is to be indexed annually to the Retail Price Index (RPI), but to a minimum uplift of 2%.

RENT DEPOSIT

A 3 month rent deposit plus an amount of money equivalent VAT to be held by the landlord against satisfactory lease performance.

SERVICE CHARGE

An annual service charge of £0.75 pence ft² plus VAT (£660 plus VAT).

UTILITIES DEPOSIT

A utilities deposit of £1,200 plus VAT to be placed with the landlord due to sub metering arrangements on site.

BUILDINGS INSURANCE

Approximately circa £400 plus VAT per year.

OCCUPATION TIMINGS

1st December 2026 onwards.

BUSINESS RATES*

The business rates assessment for the building is £7,300, we will mean that the unit is 100% business rates free if it is to be your only business premises, however, we do advise that interested parties call the rates department at Surrey Heath Borough Council for confirmation.



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

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by appointment with the **Sole Agent**:

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU
Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF 09/045C – Unit 7E