

UNIT 23

ST GEORGES INDUSTRIAL ESTATE | WILTON
ROAD | CAMBERLEY
GU15 2QW



PROMINENT TRADE COUNTER / WAREHOUSE

TO LET - 5,245 SQ FT (487.28 SQ M)

UNIT 23

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hurstwarne.co.uk

KEY BENEFITS

- Prominent roadside visibility
- Trade Counter
- Fenced yard area
- Tenant Mezzanine
- First floor offices
- Max eaves height of 5.3m
- Nearby occupiers include CEF, Majestic, Edmundson Electrical and The Fascia Place

LOCATION

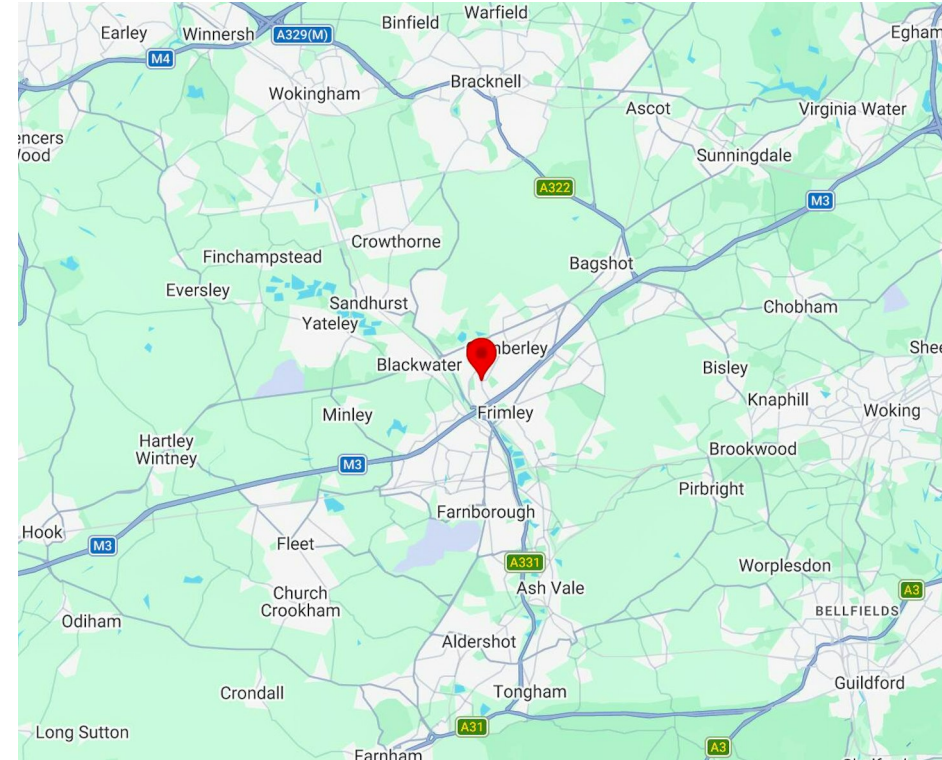
St Georges Industrial Estate is located off Frimley Road (B3411) via Wilton Road. The estate benefits from good transport links to the A30 via Frimley and less than 2 miles from Junction 4 of the M3.

Camberley mainline station runs to and from London Waterloo, and Frimley station provides regular services to Guildford, Reading and Gatwick.

DESCRIPTION

Unit 23 occupies a prominent roadside position at the entrance to St Georges Industrial Estate, providing excellent visibility. The building comprises a trade counter frontage with warehouse space to the rear. The warehouse benefits from a concertina loading door and a maximum eaves height of approximately 5.3m. Additional accommodation is provided by way of a mezzanine level and first floor office space.

Externally, the property benefits from a secure fenced yard area suitable for loading and storage in addition to a separate parking area. Nearby occupiers include CEF, Majestic, Edmundson Electrical and The Fascia Place.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Trade Counter / Warehouse	4,299	399.39	Available
1st - Office	946	87.89	Available
TOTAL	5,245	487.28	

Floor areas are approximate GIA

TERMS

The property is available by way of an assignment or sublease for a term expiring December 2028 OR a new longer-term lease direct from the Landlord on terms to be agreed.

LEASE INFORMATION

Further lease information available via the letting agent

hurstwarne.co.uk

SUMMARY

- Rent: Rent on application
- Available Size: 5,245 sq ft
- Rates Payable: N/A
- EPC: C (75)

VIEWINGS & INFORMATION



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

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