



**OFFICES WITH STORAGE / LIGHT INDUSTRIAL
WAREHOUSE**

TO LET - 3,004 SQ FT (279.08 SQ M)

UNIT 1

PHASE 4 | ALBANY PARK INDUSTRIAL ESTATE | FRIMLEY | GU16 7PL

hurstwarne.co.uk

KEY BENEFITS

- Electric Loading door
- 7 parking spaces
- Prominent Industrial location
- M3 J4 within 1 mile
- 5.7m eaves height
- 3 phase power
- WCs / shower
- Mezzanine (812 sq ft) not included in floor area

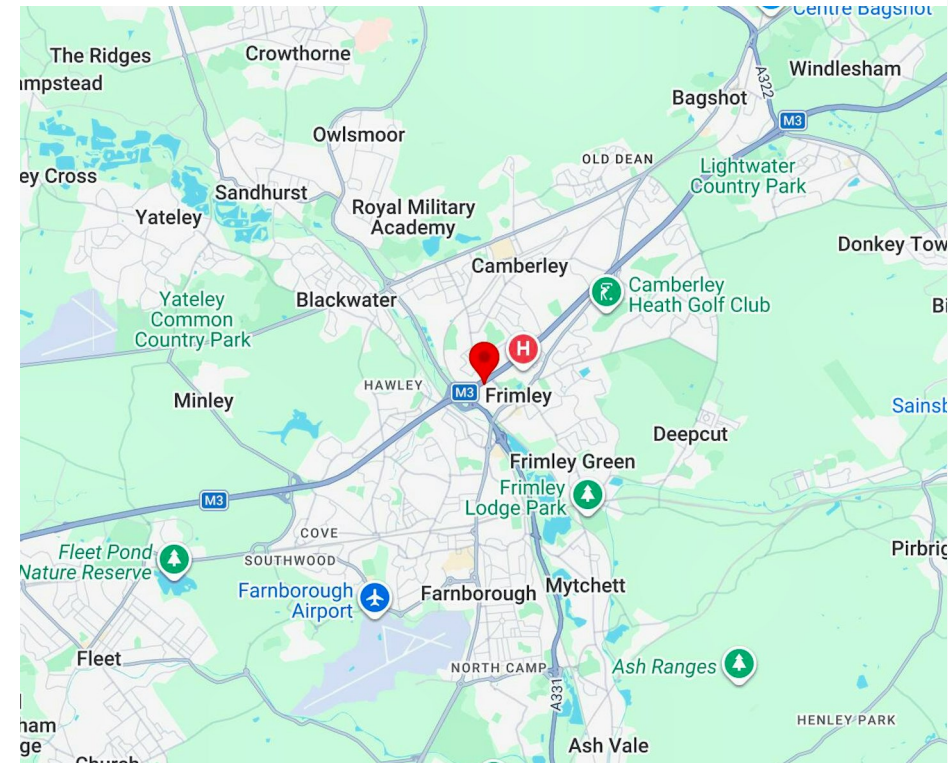
LOCATION

Albany Park Industrial Estate is located on the main B3411 Frimley Road. This links the estate with the Blackwater Valley Relief Road/M3 motorway (junction 4 interchange) which is within 1 mile. A full range of shopping facilities is provided nearby in both the Frimley and Camberley town centres.

DESCRIPTION

The unit comprises first floor offices with ancillary storage/testing area beneath, this area could also be utilised as additional offices.

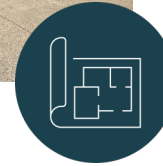
To the rear of the premises is a full height warehouse/industrial area with a mezzanine. The mezzanine could be removed to create additional storage/light industrial space. The industrial warehouse element benefits from a full-height electric loading door and three phase power.



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SUMMARY

- Available Size: 3,004 sq ft
- Rates Payable: £17,820 per annum
- EPC: D (76)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Industrial / warehouse	843	78.32	Available
Ground - Ancillary	1,043	96.90	Available
1st - Offices	1,118	103.87	Available
TOTAL	3,004	279.09	

Floor areas are approximate GIA

TERMS

Available to let on a new flexible internal repairing and insuring lease for a term and rental to be agreed. Full terms on application from the sole agents.

VIEWINGS & INFORMATION



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

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