

# TO LET

UNIT 1N

Albany Point, Frimley,  
Surrey GU16 7PB

**ALBANY**  
**POINT**



**WAREHOUSE / INDUSTRIAL UNIT**  
18,841 sq. ft. (1,750.4 sq m)

#### ESTATE FEATURES

- Established industrial location
- 10m clear height
- 24/7 access/use
- Strong transport connections
- Large gated and fenced yard

# UNIT 1N

## WAREHOUSE / INDUSTRIAL UNIT

18,841 sq. ft. (1,750.4 sq m)



### DESCRIPTION

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

#### Specifications include:

- 3x surface level loading doors
- First floor office with raised floors
- Covered loading bay
- Ancillary WCs
- 10m clear height
- Substantial gated and fenced yard
- 15% roof lights
- Ample car parking



### ACCOMMODATION

| Unit 1N (GEA)                                | Sq Ft         | Sq M           |
|----------------------------------------------|---------------|----------------|
| Ground Floor Warehouse, Undercroft & Welfare | 16,172        | 1,502.4        |
| First Floor Offices                          | 2,669         | 248            |
| <b>TOTAL</b>                                 | <b>18,841</b> | <b>1,750.4</b> |



## SITE PLAN



## TERMS

Full terms available upon application. The unit is available by way of a new lease on terms to be agreed, subject to contract.

## BUSINESS RATES

The rateable value is £246,000 (April 2026). Interested parties are asked to make their own enquiries at Surrey Heath Local Authority. Ref: 00206910298016.

## EPC

A+ (-2)

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT.

## DRIVING DISTANCES

|                   |           |
|-------------------|-----------|
| Frimley Station   | 0.8 miles |
| M3 (Junction 4)   | 1.5 miles |
| Farnborough       | 4 miles   |
| Guildford         | 12 miles  |
| M25 (Junction 12) | 13 miles  |
| Heathrow          | 18 miles  |
| Gatwick           | 42 miles  |

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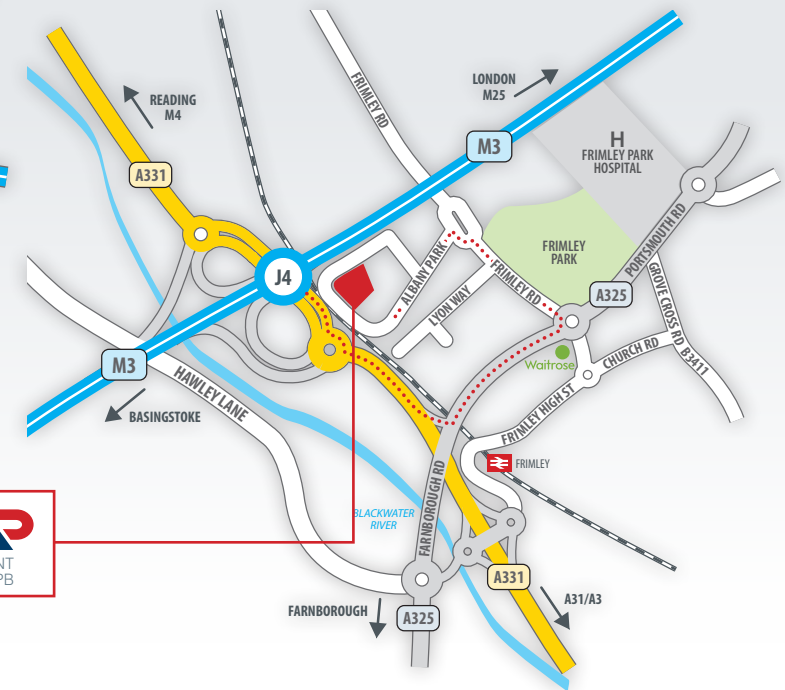
## LOCATION

Albany Point, 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.



# ALBANY POINT



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## CONTACT

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

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