

TO LET

UNIT 5

Albany Park, Frimley,
Surrey GU16 7PL

ALBANY
PARK



**DETACHED WAREHOUSE /
INDUSTRIAL UNIT**
11,302 sq ft (1,050 sq m)

ESTATE FEATURES

- Established industrial location
- Local amenities
- 24/7 access/use
- Strong transport connections
- Ample car parking
- Short walk to Frimley town centre

UNIT 5

DETACHED WAREHOUSE / INDUSTRIAL UNIT | 11,302 sq ft (1,050 sq m)



DESCRIPTION

The property comprises a detached industrial / warehouse unit of steel portal frame construction with brick work elevations.

Specifications include:

- 6m clear height rising to 7.4m at the apex
- Level loading door 5m high x 4m wide
- Warehouse lighting
- Fitted first floor office accommodation
- Male & female WCs
- Electric loading door
- The ability to have a secure gated loading apron
- 18 allocated parking spaces
- 3 phase power



ACCOMMODATION

Unit 5 (GEA)	Sq Ft	Sq M
Ground Floor Warehouse	5,562	517
Ground Floor Office	2,870	266.5
First Floor Office	2,870	266.5
TOTAL	11,302	1,050



SITE PLAN



TERMS

Unit 5 is available on a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

Unit 5 has a rateable value of £123,000 (2026) and is described as "warehouse & premises". All interested parties should make enquires at Surrey Heath Local Authority.

EPC

C:52

LEGAL COSTS

Each party to bear their own legal costs.

VAT

Rent 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

**ALBANY
PARK**

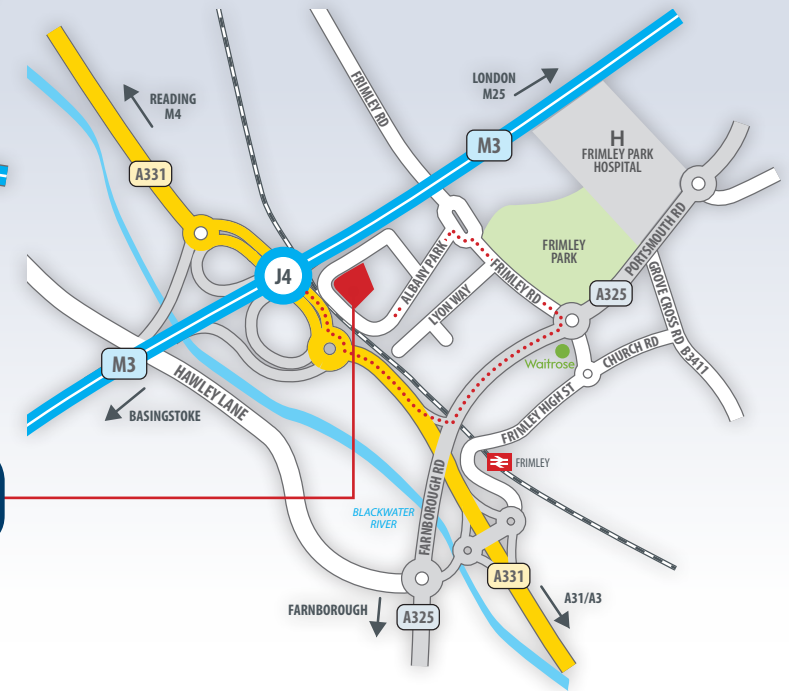
LOCATION

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.



**ALBANY
PARK**



CONTACT

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

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