

Matthew Pellereau

Commercial Property Consultants

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Ref: I/1087

CAMBERLEY, SURREY.

INVESTMENT / DEVELOPMENT OPPORTUNITY.

FACTORY 14,076 Ft² SITE AREA 1 ACRE.

**FREEHOLD FOR SALE.
SUBJECT TO SHORT TERM LEASE ON PART.**



**ADDRESS: 9 STANHOPE ROAD, YORKTOWN INDUSTRIAL ESTATE,
CAMBERLEY, SURREY. GU15 3BW.**

LOCATION: The Yorktown Industrial Estate is the main industrial centre in Camberley. The property is situated on the south side of Stanhope Road which links directly with the A331. Access to the M3 motorway (Junction 4) is excellent via the A331 which is about 2 miles away and the A30 approximately half a mile to the north providing access to Camberley town centre.

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Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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DESCRIPTION: The property comprises a traditional single storey factory with a two storey modern office with car parking along the side and at the front of the building.

ACCOMMODATION: The following Gross internal floor areas have been calculated in accordance with the RICS code of measuring practice and are approximate only.

Factory	12,491 sq ft	1,162 m ²
Offices (Ground/First floor)	<u>1,585 sq ft</u>	<u>147 m²</u>
Total gross internal area	14,076 sq ft	1,309 m ²

Site area is approx 1 acre

- AMENITIES:**
- * Single and three-phase power
 - * Minimum Eaves height in factory 14 ft (4.27 m).
 - * Kitchen and WC facilities.
 - * Heating, lighting and carpeting in the offices.
 - * Side access to 3 roller shutter doors.
 - * Extensive Car parking.

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

PLANNING: We understand from the Local Planning Authority that the current permitted Use is B1 light industrial and office. However the property is in an area generally zoned for B1, B2 and B8 Use so alternative uses could be permitted subject to planning consent. Any purchaser seeking to change the Use should contact the Local Planning Authority, Surrey Heath Borough Council.

TENANCY: London Print Finishers Ltd occupies a majority of the property approximately 13,000 ft.² on a full repairing and insuring lease for a term of 5 years from 23rd August 2016 subject to an upward only rent review on 23rd August 2018 at a commencing rental of £85,000 pa plus VAT. The lease is specifically excluded from Section 24–28 of the Landlord and Tenant Act 1954.

TERMS: The property is available for sale freehold subject to and with the benefit of the lease to London Print Finishers Ltd, with vacant possession of the remainder seeking offers in excess of £1,500,000 plus VAT.

9 Stanhope Rd, Camberley

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by prior appointment with the sole agents:-

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SITE LOCATION PLAN

<p>REVISIONS</p> <p>SCALE</p> <p>0 25 50</p> <p>1:1250</p>	<p>SITE: 9 STANHOPE ROAD, CAMBERLEY</p>	<p>DANKS BADNELL CHARTERED ARCHITECTS Kings Stables 3-4 Osborne Mews Windsor Berkshire SL4 3DE www.danksbadnell.co.uk • enquiry@danksbadnell.co.uk • 01753 859880</p>
	<p>DRAWING: SITE LOCATION PLAN</p> <p>NUMBER: 15/33/01 DATE: JULY 2015</p> <p>SCALE: 1:1250 PAPER: A4</p>	

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Energy Performance Certificate

Non-Domestic Building



9 Stanhope Road
CAMBERLEY
GU15 3BW

Certificate Reference Number:
0280-0636-7429-2292-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **82**

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1149
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 53.68

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

79 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.