

Matthew Pellereau

Commercial Property Consultants

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Ref: I/1088

CAMBERLEY

FACTORY WITH OFFICES Motorcycles Paint/Repair Consent.

8,400 Ft² / 780.4 M²

13,403 Ft² Subject to Planning.

TO LET / FOR SALE FREEHOLD - No VAT



**ADDRESS: 16 DOMAN ROAD, YORKTOWN INDUSTRIAL ESTATE,
CAMBERLEY, SURREY. GU15 3DF.**

LOCATION: The Yorktown Industrial Estate is the main industrial centre in Camberley. The property is situated on the south Doman Road close to the intersection with Glebeland Road. Access to the M3 motorway (Junction 4) which is about two miles is excellent via the A331 and the A30 is within half a mile to the north providing access to Camberley town centre.

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DESCRIPTION: The property comprises a traditional single storey detached factory with two storey offices at the front. A temporary timber frame storage area adjoins the factory.

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

Factory	6,864 sq ft	637.7 m ²
Offices Ground + First.	<u>1536 sq ft</u>	<u>142.7 m²</u>
Total gross internal area	8,400 sq ft	780.4 m ²
Storage area	2,358 sq ft	218.3 m ²
Site area of approx 0.4 acres		

AMENITIES:

- * Modern offices with electric heaters and double glazing.
- * Minimum Eaves height in factory 11/6ft (3.5 m).
- * Kitchen and WC facilities with electric water heaters.
- * Overhead "Ambi-rads" to factory.
- * Car parking and loading door to side.
- * Single and three phase power.

(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 HISTORY: 8th April 2005 (2005/0010) planning consent was granted for a change of use from warehouse use (class B8) to the use of the building for the painting and repairing of motorcycles. 14th December 2007 (SU2007/0869) Full planning was granted for a two storey extension to provide additional 5005 ft.² (465 m²) Gross External. 3rd February 2011 (SU/07/0869) A 4 year extension of time was granted which has now expired but subject to Local Planning Authority the consent could probably be reinstated. Please note that the adjoining timber framed storage area does not have planning consent.

TERMS: The property is available:

- a) For sale freehold with full vacant possession at a guide price of £950,000. Property not registered for VAT.
- b) To let on a modern full repairing and insuring lease for a term to be agreed subject to upwards only rent reviews at a commencing rent of £80,000 per annum exclusive of rates.

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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Energy Performance Certificate

Non-Domestic Building



16 Doman Road
CAMBERLEY
GU15 3DF

Certificate Reference Number:
0520-0536-5959-1692-2006

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

◀ **108**

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 902
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 79.5

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

69 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.

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