

Matthew Pellereau

Commercial Property Consultants

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Ref: N/1083

CAMBERLEY, SURREY

**FACTORY / RESIDENTIAL
DEVELOPMENT OPPORTUNITY**

FACTORY 2,400 SQ FT – SITE AREA 3,000 SQ FT.

TO LET / FOR SALE FREEHOLD - No VAT



**ADDRESS: UNIT 24 WILTON RD, ST GEORGES INDUSTRIAL ESTATE,
CAMBERLEY, SURREY. GU15 2QW.**

LOCATION: The property is located off Frimley Road and adjoins the St Georges Industrial Estate. The property benefits from two direct access routes to Frimley Road and a third across the adjoining property to the south onto Wilton Road.

Agency · Development · Investment · Management · Rating · Rent Reviews

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

These particulars are for guidance of intending purchasers or lessees only and do not constitute any part of an offer or contract. These details are given in good faith and should not be relied on as statements or representations of fact. No employee of Matthew Pellereau has any authority to make or give any representation or warranty.

24 Wilton Road, Camberley

- DESCRIPTION:** The property comprises a single storey factory of cavity brick construction with a flat asphalt covered roof together with a metal clad side extension to provide a paint spray booth.
- ACCOMMODATION:** Based on the RICS Code of Measuring Practice we calculate the area of the factory is 2,400 sq ft (222.96 m²) gross internal. The total site area of the property is approximately 3000 sq ft (278.7 m²).
- AMMENITIES:**
- * Single and three phase power supply.
 - * Two car parking spaces.
 - * Electrically operated roller shutter door.
 - * Minimum eaves height approximately 12 feet.
 - * WC facilities.
 - * Paint Spray Booth.
- PLANNING POTENTIAL:** The property is located in an area which comprises of a mixture of retail, residential and industrial properties. The property immediately to the north is currently being redeveloped to provide a two-storey block of new flats. To the south 148 Frimley Road is owned by Surrey Heath Borough Council who have recently sought consent for a redevelopment to provide retail on the ground floor and 14 flats on the upper floors. Although planning consent was recently refused at Appeal we understand that Surrey Heath Borough Council are still wishing to seek a retail/residential redevelopment of the site. Thus given the size of the property there is scope, subject to planning consent, to redevelop the property by approximately 6 two bedroom flats on the upper floors with the ground floor used for car parking.
- RIGHT OF ACCESS POTENTIAL:** One of the three access routes to the property was granted by Surrey Heath Borough Council in December 1978. The Council who still own the property and now wish to redevelop have approached the Vendor regarding purchase of this right of way.
- TERMS:** The property is available:
- a) For sale freehold with full vacant possession at a guide price of £340,000. 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 £25,000 per annum exclusive of rates.
- VAT:** The Property is not registered for VAT.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWING:** Strictly by appointment with the Sole Agents:-

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Energy Performance Certificate

Non-Domestic Building



24 St. Georges Industrial Estate
Wilton Road
CAMBERLEY
GU15 2QW

Certificate Reference Number:
0910-7926-0375-3610-3054

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

A+

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

◀ 123

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 216
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 34.23

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

71

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.