



**STERLING
INDUSTRIAL**

TO LET INDUSTRIAL PREMISES

GU15 2QR

Unit 1B Bridge and Standard Works,
Bridge Road, Camberley
623.9 sq m (6,716 sq ft)

LOCATION

Bridge and Standard Works is an established business estate located to the west of Frimley Road in Camberley mid-way between the junctions with the A30 London Road and A325 which provides access to the A331 and Junction 4 of the M3 (2miles). Camberley Town Centre and Railway Station are conveniently 1 mile to the north-east.

DESCRIPTION

Unit 1B comprises a traditional terraced brick single-storey warehouse incorporating offices and ancillary mezzanine storage under a pitched roof. The unit benefits from roller shutter door access onto the western access road and side-hinged double doors onto the eastern access road.



**Roller shutter door
access**

Internal offices

**Close access to J4
M3**





ACCOMODATION

The unit comprises the following gross internal areas:

	SQ FT	SQ M
Warehouse Area	6,191	575.2
Offices	525	48.7
Total	6,716	623.9

RENTAL

£40,296 per annum (£6.00 per sq.ft).

SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The budget service charge for 2016/17 is £3,431 plus VAT.

OTHER LEASE TERMS

The Tenant shall accept full responsibility for repairs to the property during the lease term.

A rental deposit may be required.

The Landlord will recover its costs in insuring the buildings. Insurance cost for 2016 year is £917 plus VAT.

RATING ASSESSMENT

Unit 1B has a Rateable Value of £41,000. The current business rates multiplier is 0.497 making the 2016/17 rates liability approx £20,377. Interested parties should verify this information.



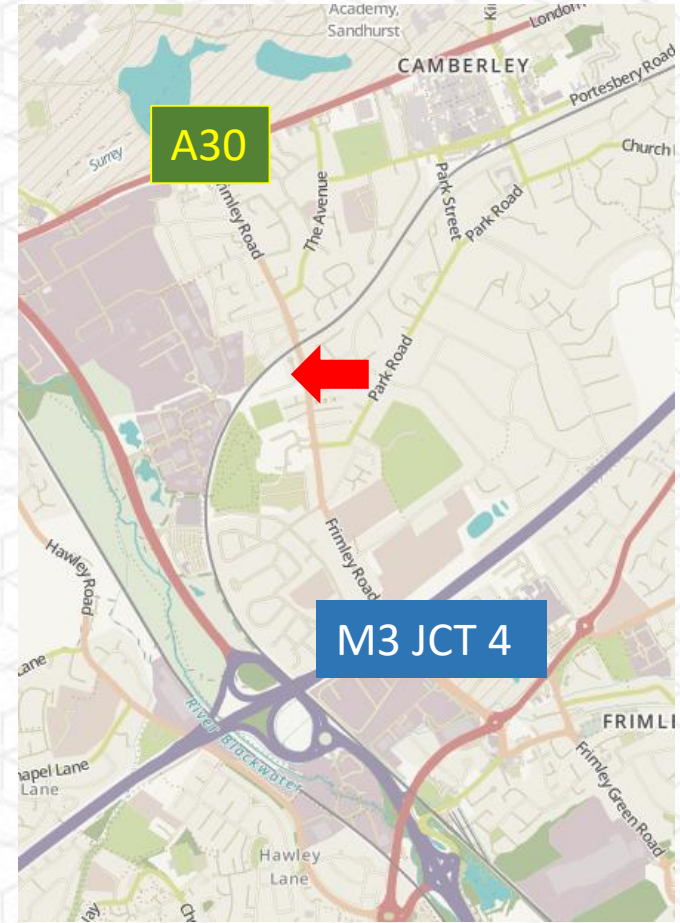
ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:- Band D (92).

Full copies of the EPCs are available for inspection if required.

LEGAL COSTS

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required. If the Tenant should require amendment of the Landlord's standard tenancy a charge may be administered



VIEWING

Contact: Matthew Pellereau
Tel: 01276 601791
mpellereau@aol.com



Or contact Landlord direct:
Tel: +44(0)20 7046 6660
Email: info@sterlingsindustrial.com
www.sterlingindustrial.com