

**UNITS 10&14  
NOW LET**



# Admiralty Park

Admiralty Way, Camberley GU15 3DT

**Three units available – 9,486 to 20,488 sq ft**

Refurbished industrial/warehouse units adjacent to A331 with dual carriageway access to J4 M3 – 1 mile



# Description

Admiralty Park, is a well established industrial/warehouse development of 17 units, which forms part of the larger Yorktown Industrial Estate, Camberley's prime industrial and warehouse location. The units are arranged in four separate terraces, all benefitting from excellent loading and parking areas.

The available units are being offered in a refurbished condition either individually or combined. Each unit has offices at 1st floor level, with the ability to create more in the ground floor area below.

Each has a loading door to the front with covered loading opening onto a common yard area and on-site car parking.

# Amenities

## Industrial/warehouse

- 7m eaves height
- Up and over loading door
- 3 phase power
- On-site car parking
- New LED lighting

## Offices

- New suspended ceiling
- New recessed LED lighting
- Comfort heating/cooling
- New double glazing to 21&22
- New rooflights to 21&22

# Availability

Unit	Use	sq ft	sq m
15	Warehouse	6,972	647.75
	Ground floor office	1,043	96.94
	1st floor office	1,051	97.67
	Covered loading	419	38.89
<b>Total</b>		<b>9,486</b>	<b>881.25</b>
21	Warehouse	9,401	873.38
	1st floor office	1,031	95.78
	Covered loading	436	40.51
<b>Total</b>		<b>10,867</b>	<b>1,009.58</b>
22	Warehouse	8,089	751.49
	1st floor office	1,055	98.01
	Covered loading	436	40.51
<b>Total</b>		<b>9,580</b>	<b>890.01</b>
21 & 22	Warehouse	17,490	1,624.87
	1st floor office	2,086	193.80
	Covered loading	872	81.01
<b>Total</b>		<b>20,448</b>	<b>1,899.68</b>

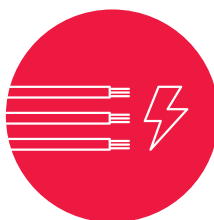
Gross internal basis of measurement



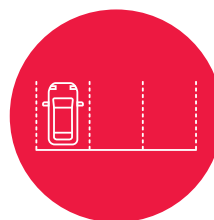
**7M EAVES  
HEIGHT**



**UP & OVER  
LOADING DOOR**



**3 PHASE  
POWER**



**ON-SITE CAR  
PARKING**

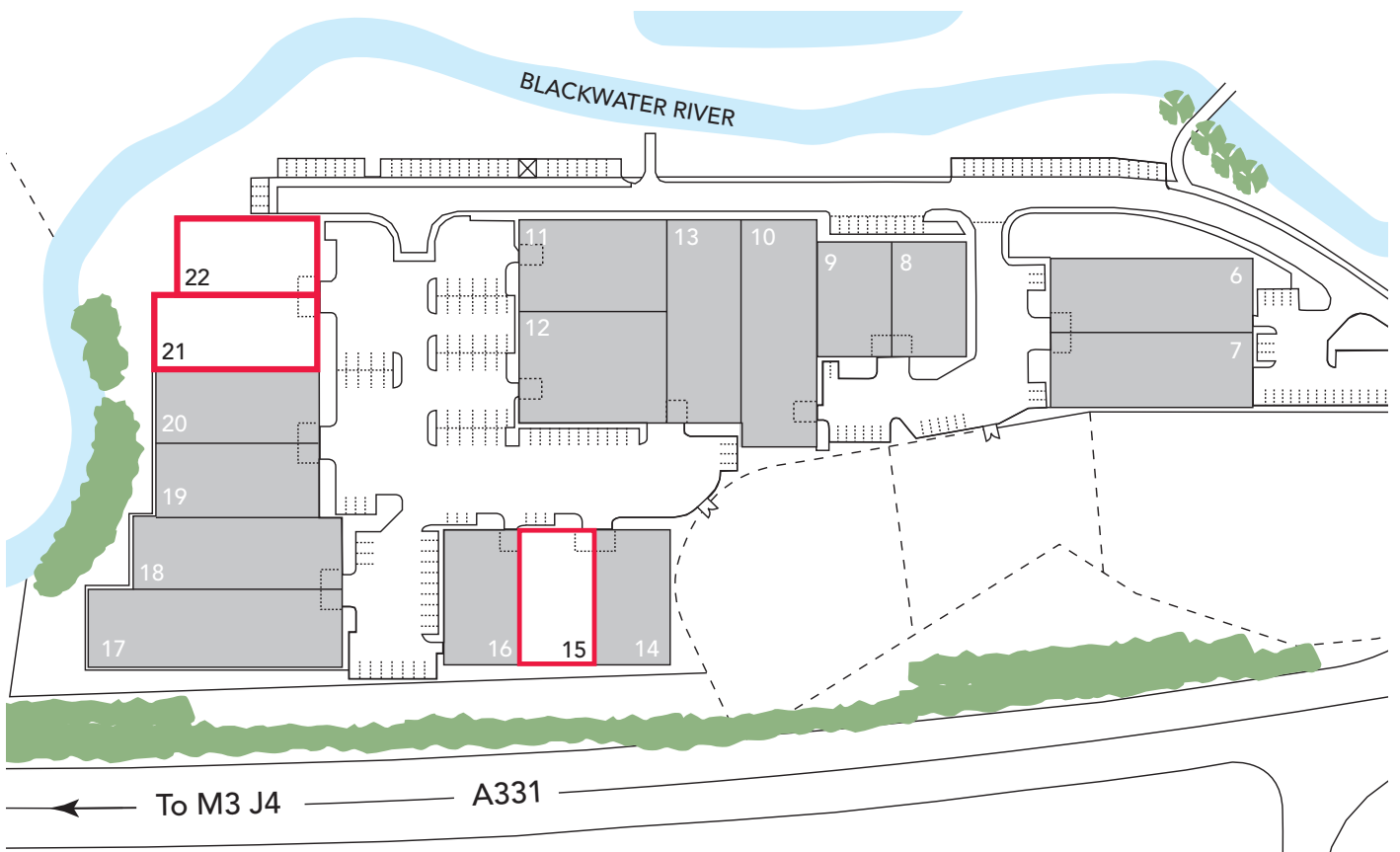


**FIRST FLOOR  
OFFICES**



Indicative photography

## Site plan

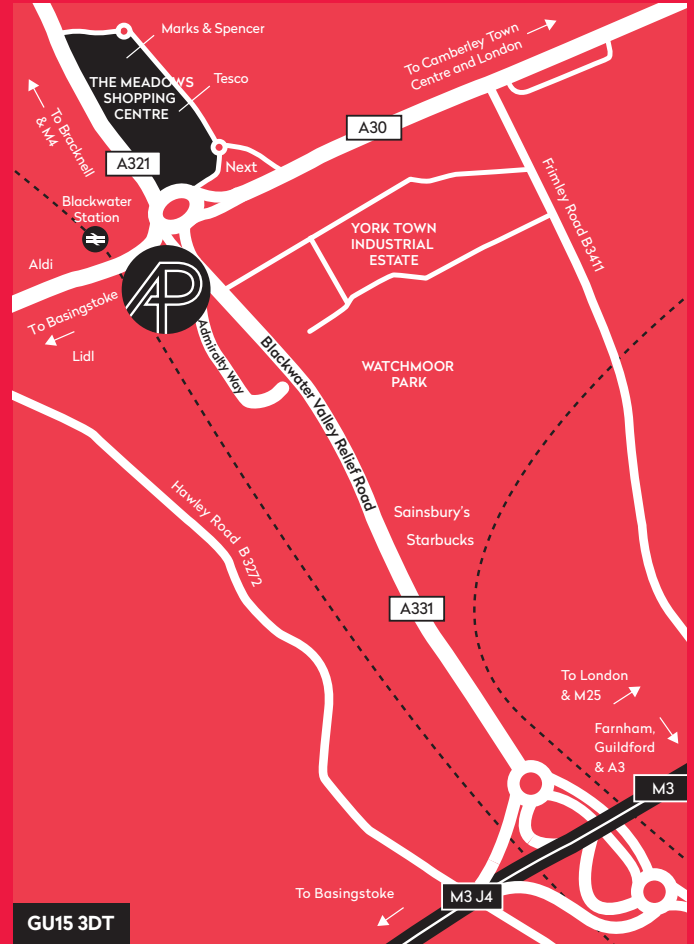


Site plan for indicative purposes only - not to scale

# Location

Admiralty Park is located adjacent to the Blackwater Valley Relief Road (A331), with dual carriageway access to Junction 4 of the M3 motorway, approximately 1 mile away, which in turn provides access to the M25 and the national motorway network.

Adjacent to Admiralty Park is The Meadows, an out of town retail centre which includes, Marks & Spencer, Tesco Extra and Next. Blackwater Station and local shopping is within easy walking distance and Camberley town centre is less than 2 miles away.



	<b>M3 J4</b> 1 mile	<b>M4 J10</b> 11 miles	<b>M25 J12</b> 13 miles
	<b>Guildford</b> 15 miles	<b>Heathrow</b> 24 miles	<b>London</b> 35 miles
	<b>Reading</b> 17 mins*	<b>Waterloo</b> 56 mins*	<b>Gatwick</b> 59 mins*

Sources: National Rail & AA. \*From Blackwater station.



# Further information

## Terms

New leases available on terms to be agreed.

## EPC

An EPC is available for each property by request.

## Viewing

By prior appointment through joint sole agents.

## Contact

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