

Office, Industrial / Warehouse

TO LET



CURCHOD&CO



Unit 2 Westward House

5 Glebeland Road, Camberley, GU15 3DB

Office and warehouse/workshop space

3,781 sq ft

(351.27 sq m)

- Modern LED lighting
- Double glazed offices
- Air conditioned offices
- Excellent natural light
- Pleasant kitchen/breakout area

curchodandco.com | 01276 682501

Chartered surveyors, land property & construction consultants

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Summary

Available Size	3,781 sq ft
Rent	£14 per sq ft
Rates Payable	£17,520 per annum
Rateable Value	£35,110
Service Charge	TBC
EPC Rating	D (82)

Description

The accommodation provides almost a 50/50 split of office and warehouse/workshop space, with offices at the front of the building, the majority of which are situated on the ground floor, with two small offices on the first floor which can be accessed via an internal staircase. The good sized workshop/warehousing is situated immediately behind the offices.

The air-conditioned offices are presented in good order and come with a decent sized kitchen and breakout space, with a single WC in that area. In addition, other WC's are provided within the building which are shared facilities with the other tenants.

The warehouse/workshop has an eaves height of 4.2m under a pitched roof. There is a roller shutter door which is accessed from the side driveway. The warehouse is single glazed and benefits from excellent natural light. There is onsite parking for approximately 8 cars.

Location

Westward House is situated in a prominent position on Glebeland Road, in the heart of the Yorktown Business Estate, next door to the Camberley postal sorting office. Excellent road access is available with a 1.2 miles dual carriageway link to Junction 4 of the M3 motorway, plus easy access north to Bracknell, Reading and the M4 motorway.

The property is close to several local amenities including Tesco and M&S superstores, Sainsburys with a Starbucks and a large Next with a Costa Coffee. Blackwater station on the Reading to Guildford line is within walking distance to the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,294	120.22
1st - (two offices of 169 sq ft and 418 sq ft)	587	54.53
Ground - Workshop Front	1,900	176.52
Total	3,781	351.27

Terms

The units are available by way of a new full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Josie Reeves
01276 682 501 | 0782 518 2913
jreeves@curchodandco.com

David Bowen
0127 668 2501 | 07836 544 565
dbowen@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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