

TO LET

On behalf of Travis Perkins



Camberley - Industrial / Warehouse

5,290 to 6,840 sq ft (491.46 to 635.46 sq m) GIA

1979 • 2019 **40** YEARS

12 Nelson Way,, Tuscam Trade Park, Camberley, GU15 3DH

For viewing and further information contact:



Peter Richards

01483 723344
07803 078011
peter.richards@hurstwarne.co.uk



Steve Barrett

01252 816061
07894 899728
steve.barrett@hurstwarne.co.uk

Key Benefits

- Prime Trade Park location.
- Mezzanine floor and showroom (optional - can be removed).
- 5.5 m eaves to warehouse.
- LED lighting to warehouse.
- 7 parking spaces.
- Short term or long term letting options.



12 Nelson Way,, Tuscam Trade Park, Camberley, GU15 3DH

Description

Unit 12 is an end of a terrace unit, at the entrance to Tuscam Trade Park. There are excellent signage opportunities for this prime positioned building.

Unit 12 is of steel portal frame construction, with part brick/block walls and part profile steel clad elevations. There is an electric roller shutter loading door. The ancillary offices are located on the first floor.

There is a tenant installed mezzanine floor within the main warehouse. Below the mezzanine floor there is a showroom with suspended ceiling, recessed lighting and built-in air-conditioning units. The mezzanine and showroom can be removed should these areas not be required. The remaining warehouse/industrial area benefits from modern LED warehouse lighting.

Externally there are parking spaces for approx. 7 cars.

Location

Tuscam Trade Park is part of the Yorktown Industrial Estate which is situated in a prominent position fronting the A30 and A321, to the south of Camberley. J4 of the M3 is just 1.7 miles to the south. Tesco Extra and M&S superstore are within walking distance to the north.

Occupiers within TTP include Selco, Topps Tiles, City Plumbing and Graham. Within the wider estate are occupiers such as Clean, Siemens, Stihl and Screwfix.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Warehouse/showroom/Ancillary	4,805	446.40	Available
1st - Offices/Ancillary	485	45.06	Available
Mezzanine - Tenant mezzanine storage	1,550	144	Available
Total	6,840	635.46	

Viewings

To arrange an inspection or discuss terms please contact the sole letting agents Hurst Warne;

Peter Richards 07803 078011 or Steve Barrett 07894 899728.

Terms

Available on a short term lease to the end of Q3 2021 or alternatively on a new lease direct with the landlord at market rent terms. Contact us to discuss the options available.



Summary

Available Size	5,290 to 6,840 sq ft
Rent	Rent on Application
Rates Payable	£20,514.82 per sq ft
Rateable Value	£40,068
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



Peter Richards

01483 723344 | 07803 078011

peter.richards@hurstwarne.co.uk



Steve Barrett

01252 816061 | 07894 899728

steve.barrett@hurstwarne.co.uk



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable. Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleascode.co.uk Generated on 06/08/2020



Our Farnborough, Woking, Guildford, Leatherhead & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

The Hub, Fowler Avenue,
Farnborough Business Park,
Farnborough GU14 7JF
01252 816061
farnborough@hurstwarne.co.uk

41 Chobham Road, Woking,
Surrey GU21 6JD
01483 723344
woking@hurstwarne.co.uk

Chapel House, 1-3 Chapel
Street, Guildford,
Surrey GU1 3UH
01483 388800
guildford@hurstwarne.co.uk

323 Kingston Road,
Leatherhead,
Surrey KT22 7TU
01372 360190
leatherhead@hurstwarne.co.uk

Abbey House, 25 Clarendon
Road, Redhill, Surrey RH1
1QZ
01737 852222
redhill@hurstwarne.co.uk



Our Farnborough, Woking, Guildford, Leatherhead & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

The Hub, Fowler Avenue,
Farnborough Business Park,
Farnborough GU14 7JF
01252 816061
farnborough@hurstwarne.co.uk

41 Chobham Road, Woking,
Surrey GU21 6JD
01483 723344
woking@hurstwarne.co.uk

Chapel House, 1-3 Chapel
Street, Guildford,
Surrey GU1 3UH
01483 388800
guildford@hurstwarne.co.uk

323 Kingston Road,
Leatherhead,
Surrey KT22 7TU
01372 360190
leatherhead@hurstwarne.co.uk

Abbey House, 25 Clarendon
Road, Redhill, Surrey RH1
1QZ
01737 852222
redhill@hurstwarne.co.uk