

**PRELIMINARY PROPERTY DETAILS**

# SMALL WAREHOUSES & YARDS TO BE PRE LET

Location:	CAMBERLEY, SURREY
Property:	6 White Hart Industrial Estate, Blackwater, GU17 9AE
Size:	Buildings 550 Sq ft - 1,100 Sq Ft
	Yards 3,000 Sq ft – 6,000 Sq Ft



- **Proposed development completion Q3 2020**
- **Private fenced secure yard**
- **Well located detached building**
- **Parking**
- **Well presented property and estate**

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

The Granary  
1 Waverley Lane  
Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

Established business location in mixed use central Blackwater / Camberley.

Well located on A30 / A331 dual carriageway junction.

Adjacent to Blackwater rail station.

## Description

Detached buildings • steel frame construction 4.4 m eaves • tarmacadamed external storage area • secured gated estate

## Floor Areas

On completion the property is expected to have the following approximate areas.

	Sq Ft	Sq M
Unit 6	1,084	100.7
Split Options		
Unit 6a	542	50.4
Unit 6b	542	50.4
Yard Areas		
Total Yard	7,102	659.8
Surplus yard to Unit 6	2,975	276.4

## Rent

Exclusive of all other outgoing and VAT

Property	Annual Rent
Unit 6 & Whole Yard	£ 34,400
Unit 6 Only	£ 16,300
Whole yard only	£ 18,000
Unit 6a only	£ 8,200
Surplus Yard Only	£ 9,000

## Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, common items, water rates, cleaning, maintenance and refuse charges etc. may be chargeable by way of service charge.

## Lease

A new FRI lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

## Business Rates

We anticipate that no rates will be payable.

## Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

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## Costs

All legal costs to be borne by the ingoing tenant.



**Misrepresentation Act:** Photo is of existing unit 5. Proposed unit 6 to be built. These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published: 06/20**