

TO BE FULLY REFURBISHED



100 STANHOPE ROAD

CAMBERLEY • GU15 3BW

PROMINENT WAREHOUSE / INDUSTRIAL UNIT **TO LET 43,280 SQ FT (4,021 SQ M)**

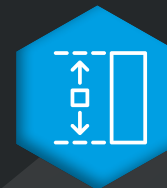
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DESCRIPTION & SPECIFICATION

100 Stanhope Road is a modern detached warehouse / industrial building, with ground floor reception, ancillary welfare, and undercroft space, together with open plan first floor offices. The site area is approximately 2.5 acres with a secure loading yard and ample car parking.

100 Stanhope Road is to be offered refurbished with new decorations, carpeting, LED lighting and new HVAC system.



MINIMUM CLEAR INTERNAL
HEIGHT OF **8M**



MAXIMUM SERVICE YARD
DEPTH OF **49M**



4 LEVEL ACCESS
LOADING DOORS



72 SECURE CAR PARKING
SPACES INCLUDING SOME
EV CHARGING POINTS



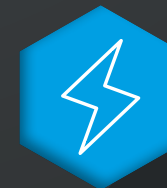
PV PANELS ON ROOF
(TO BE INSTALLED)



OPEN PLAN
FIRST FLOOR OFFICES



FLEXIBLE GROUND FLOOR
UNDERCROFT SPACE



GAS & THREE PHASE
POWER SUPPLY



NEW HIGH BAY
WAREHOUSE LIGHTING



WELFARE FACILITIES
INCLUDING WC'S, SHOWER,
LIFT & KITCHENETTE



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ACCOMMODATION

Area	sq ft	sq m
Warehouse / Production	35,622	3,309
Ground Floor Ancillary / Undercroft	3,829	356
First Floor Office	3,829	356
TOTAL	43,280	4,021

Approximate gross external area

TERMS

Immediately available to let on a new fully repairing and insuring lease. Rent on application.

RATES

Rateable Value - £375,000 (2023).

EPC

B-44. The EPC will be reassessed following works.





← To Basingstoke

To Bracknell & Reading ↗

To Bracknell & M4 ↗

Blackwater Station



A321

2

8

5

3

4

10

To London →

A331

Stanhope Road

6

7

A30

To M3 & Farnborough ↙

9

 **100 STANHOPE ROAD**
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- 1 100 Stanhope Road
- 2 M&S
- 3 Tesco Superstore
- 4 Next
- 5 Big Yellow Self Storage
- 6 Bank of America
- 7 McDonalds
- 8 Sandhurst Military School
- 9 Alfa Laval
- 10 Travelodge
- 11 DHL

11



Basingstoke & Southampton →

← London & M25

Jct 4 - M3

M3

Frimley Road

B3411

A331



100 STANHOPE ROAD
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- 1 100 Stanhope Road
- 2 Alfa Laval
- 3 Bank of America
- 4 FedEx
- 5 Parkview Business Park
- 6 Camberley F.C.
- 7 Royal Mail
- 8 McDonalds
- 9 Frimley Town Centre

Stanhope Road

8

3

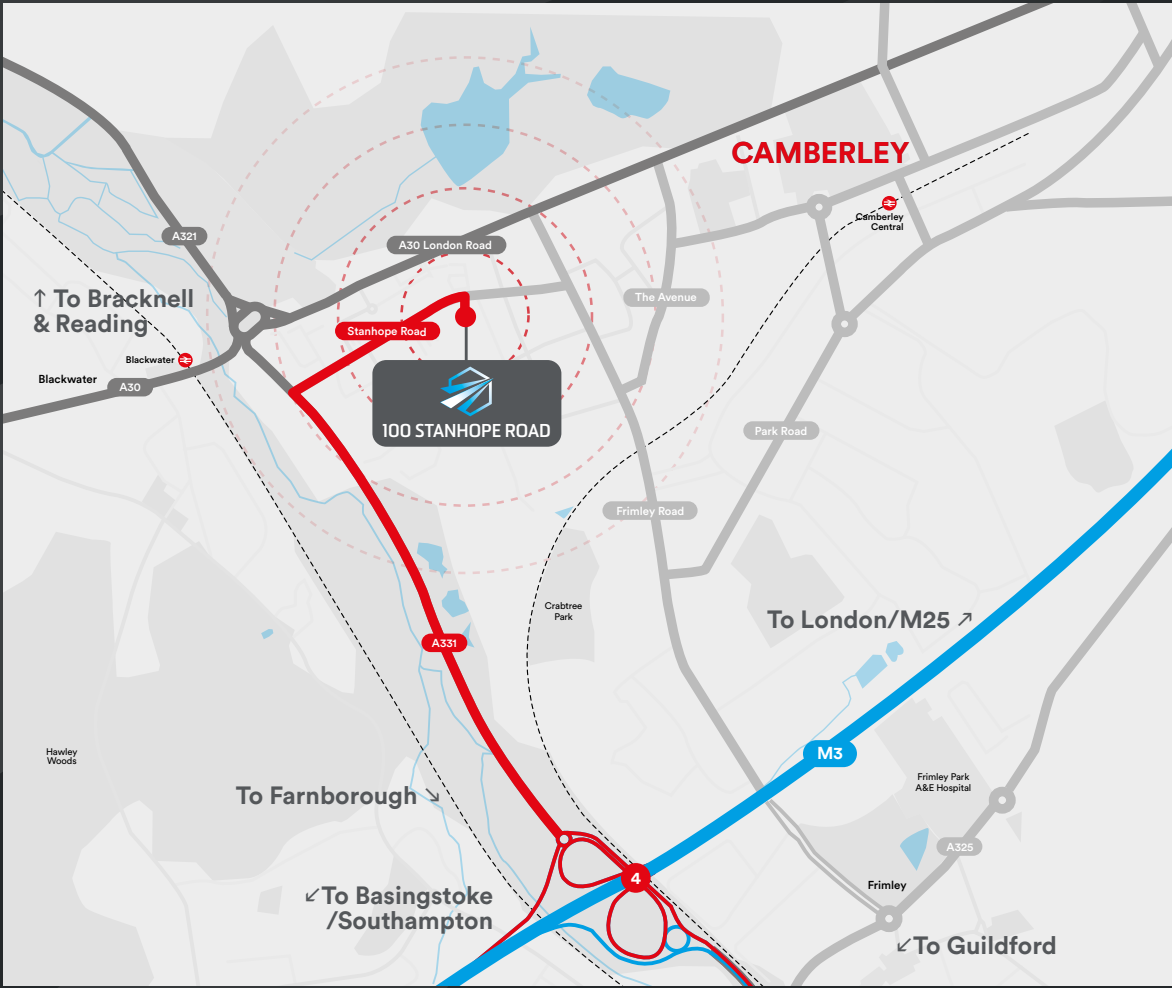
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4

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LOCATION & AMENITIES

The property is located on Stanhope Road in Yorktown Industrial Estate, Camberley. 100 Stanhope Road can be accessed off the A331 connecting the M3, A30 and A31. It has great connectivity to the transport network with J4 of the M3 just 1.3 miles to the South.

what3words



Evidently. Shuffles. Working





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USE CLASS

The property has consent for B1(c), B2 and B8 uses. There is unrestricted 24/7 access for loading and unloading.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT will be charged on the quoting terms.

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

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ALL ENQUIRIES

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