Admiralty Park

Admiralty Way, Camberley GU15 3DT

Fully Refurbished Industrial / Warehouse Units

9,486 sq ft - 19,090 sq ft TO LET

Fronting 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

Offices

- Suspended ceiling
- Recessed LED lighting
- Comfort heating/cooling
- Kitchen

Availability

Unit	Use	sq ft	sq m
10	Warehouse	13,769	1,279.16
	1st floor office	1,505	139.86
	Covered loading	405	37.66
Total		**15,680**	**1,456.68**
14	Warehouse	8,145	756.66
	1st floor office	1,040	96.59
	Covered loading	420	39.05
Total		**9,605**	**892.30**
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
Total		**9,486**	**881.25**
Units 14 & 15 combined		19,090	1,773.55

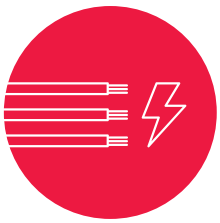
Gross internal basis of measurement

Unit 10

Units 14 & 15

7M EAVES HEIGHT

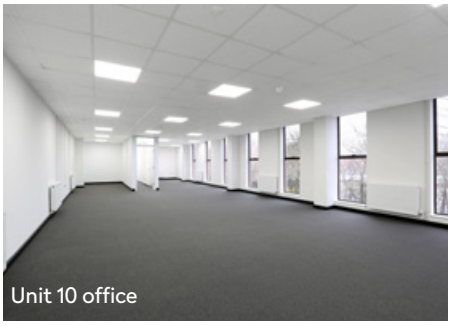
UP & OVER LOADING DOOR


3 PHASE POWER

ON-SITE CAR PARKING

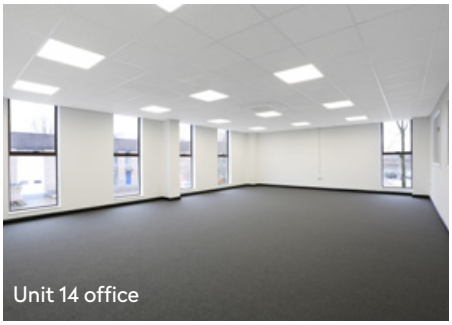
FIRST FLOOR OFFICES

Unit 10 warehouse



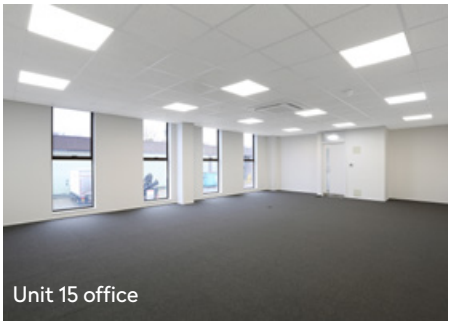
Unit 10 office

Unit 10 warehouse



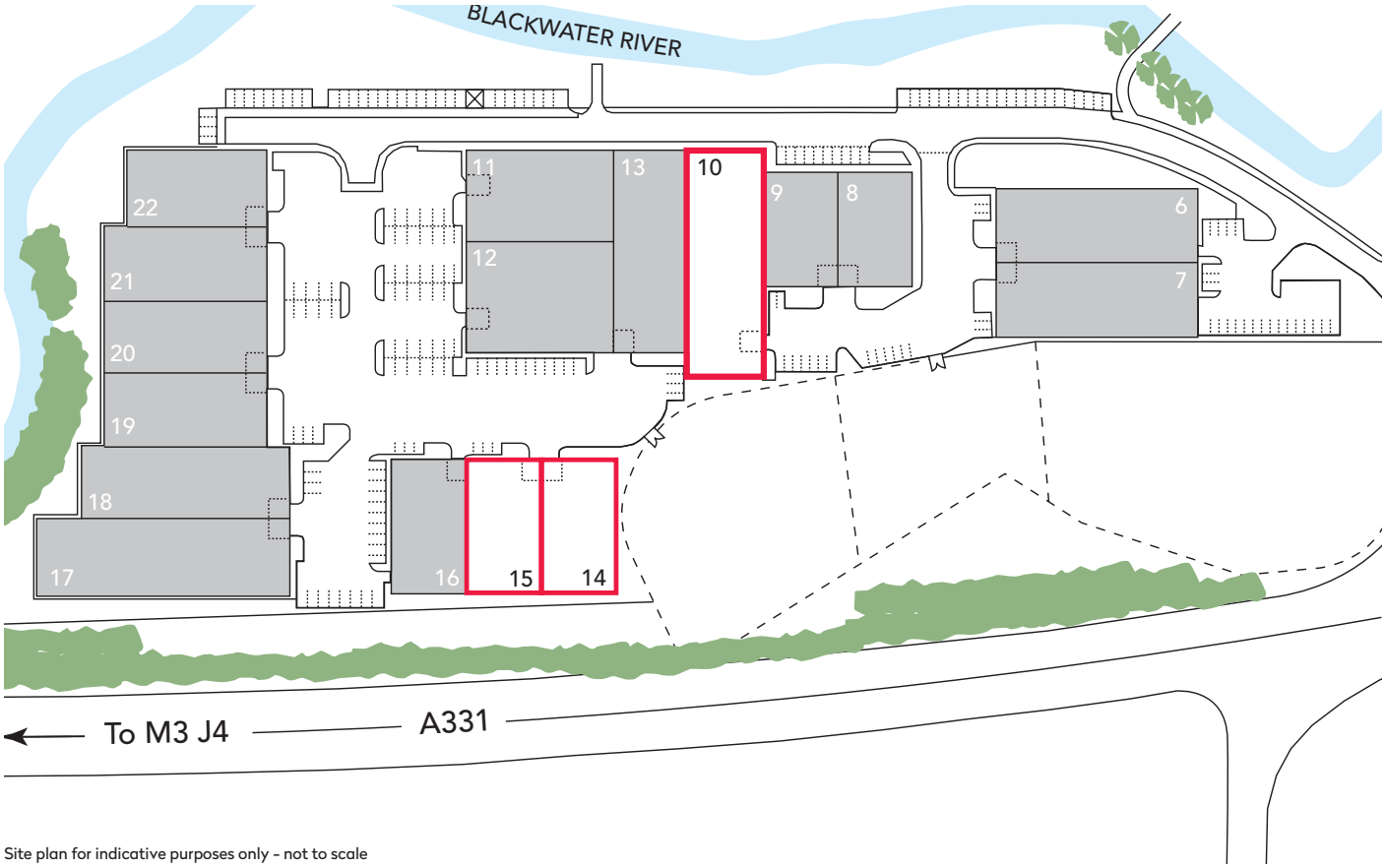
Unit 14 office

Unit 14 warehouse



Unit 15 office

Site plan



Site plan for indicative purposes only - not to scale

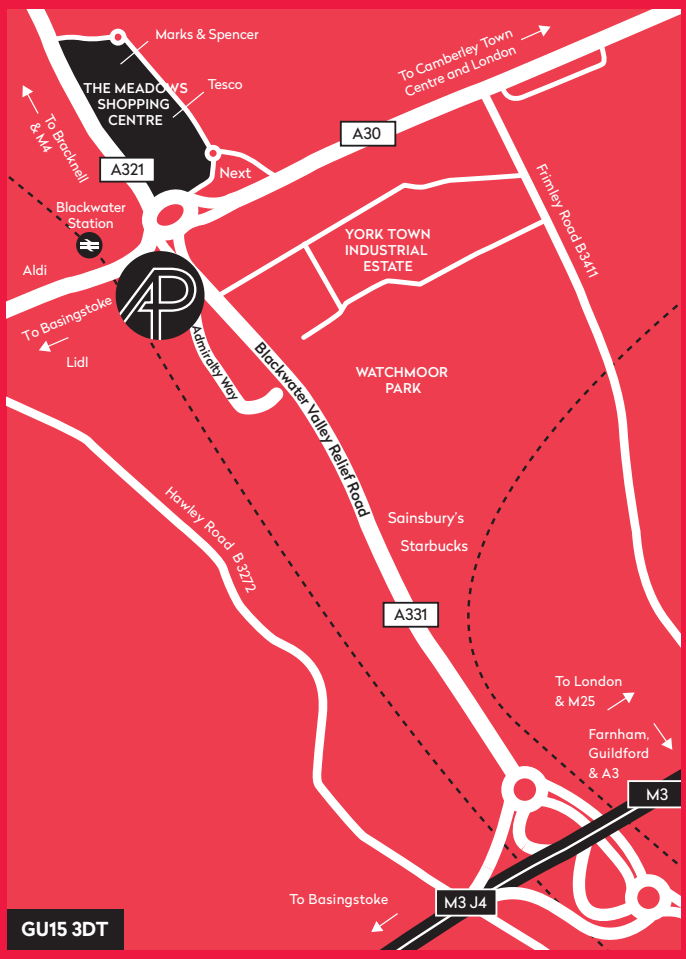
Location

Admiralty Park is accessed directly off the Blackwater Valley Relief Road (A331) approximately 1 mile, via dual carriageway, off junction 4 of the M3 motorway, 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.

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

Sarah Downes
sarah.downes@eu.jll.com
M: 07856 003033

JLL
020 8759 4141
jll.co.uk/property

David Bowen
dbowen@curchodandco.com
M: 07836 544565

CURCHOD&CO
01276 682501
curchodandco.com

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