

**UNITS 10&14
NOW LET**



Admiralty Park

Admiralty Way, Camberley GU15 3DT

Three units available – 9,486 to 20,448 sq ft

Refurbished industrial/warehouse units adjacent to 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.

Availability

Unit	Use	sq ft	sq m
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
21 & 22	Warehouse	17,490	1,624.87
	1st floor office	2,086	193.80
	Covered loading	872	81.01
Total		20,448	1,899.68

Units 21 & 22 can be separated.
Gross internal basis of measurement

Amenities

Industrial/warehouse

- 7m eaves height
- Up and over loading door
- 3 phase power
- On-site car parking
- New LED lighting

Offices

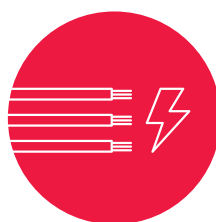
- New suspended ceiling
- New recessed LED lighting
- Comfort heating/cooling to Unit 15
- New double glazing to 21&22
- New rooflights to 21&22



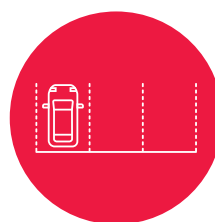
**7M EAVES
HEIGHT**



**UP & OVER
LOADING DOOR**



**3 PHASE
POWER**



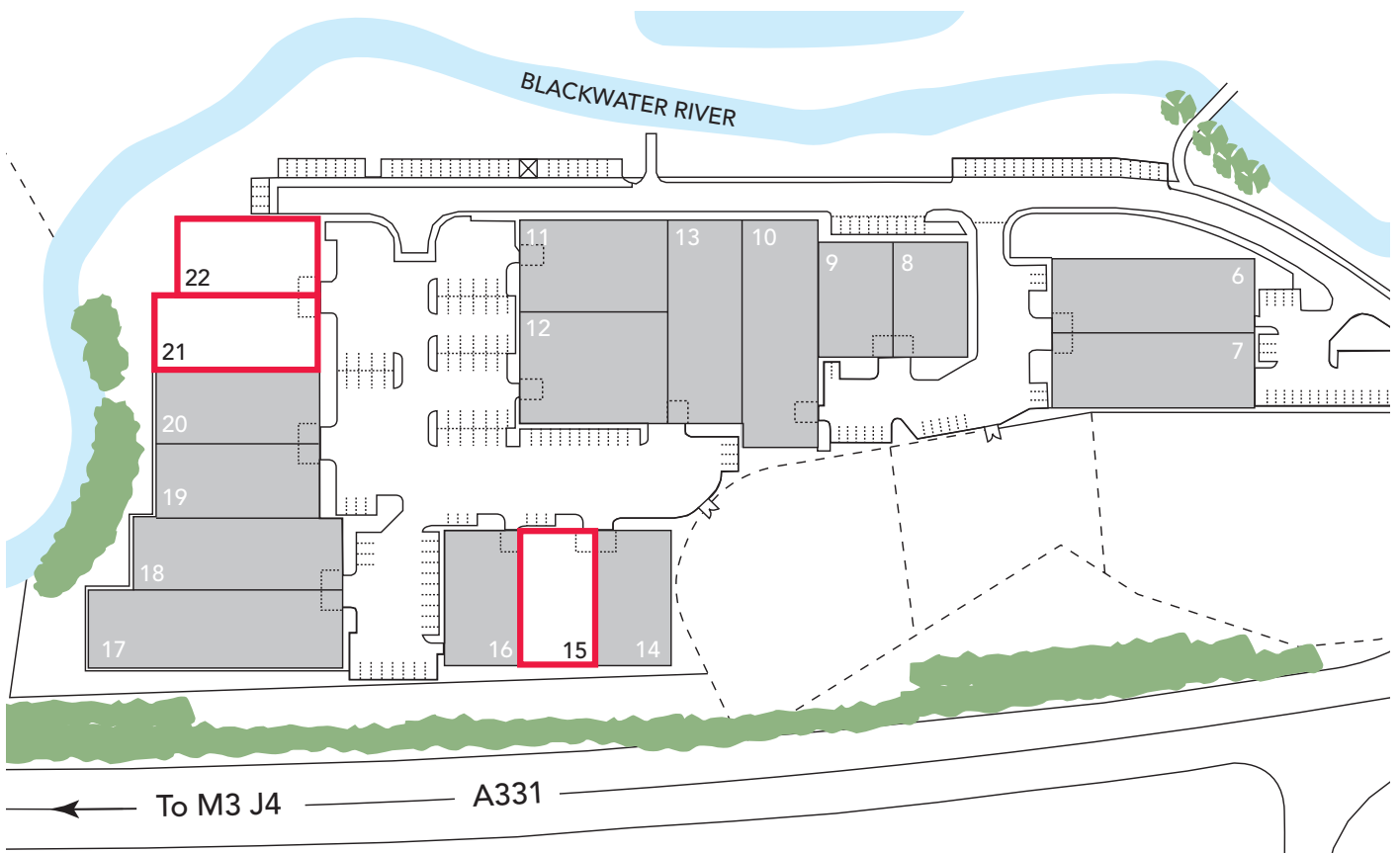
**ON-SITE CAR
PARKING**



**FIRST FLOOR
OFFICES**



Site plan

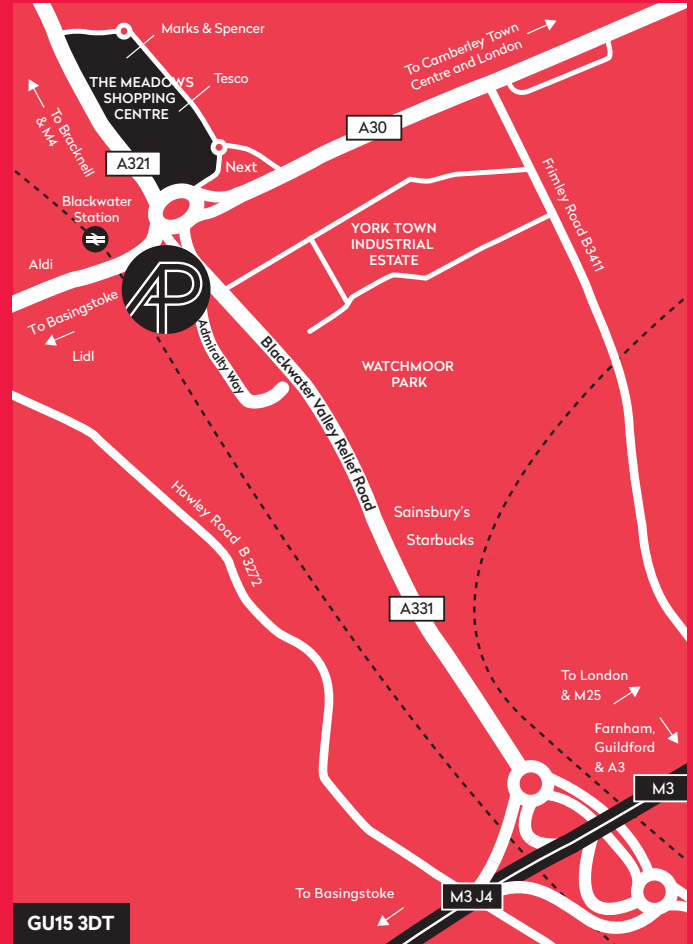


Site plan for indicative purposes only - not to scale

Location

Admiralty Park is located adjacent to the Blackwater Valley Relief Road (A331), with dual carriageway access to Junction 4 of the M3 motorway, approximately 1 mile away, 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 miles	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

David Bowen
dbowen@curchodandco.com
M: 07836 544565



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