

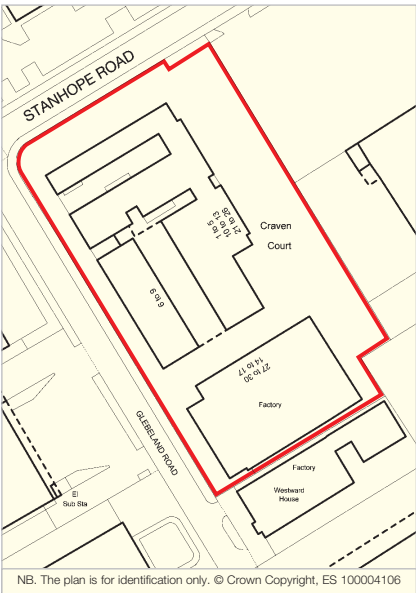
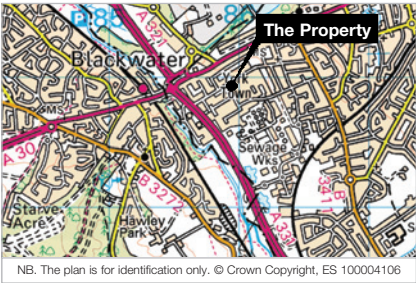
Camberley
Craven Court
Stanhope Road
Surrey
GU15 3BS

- **Freehold Office & Industrial Investment**
- **Redevelopment potential (subject to consent)**
- **Comprises a complex of 3,579.3 sq m (38,519 sq ft)**
- **Offered with 226.8 sq m (2,442 sq ft) Vacant**
- **Site of 0.75 hectares (1.85 acres) including 141 car spaces**
- **Total Current Rents Reserved**

£331,173 pa

(Subject to Completion of the Letting of Unit 4)

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Camberley is a well established office and retail centre and wealthy commuter town, situated just to the north of the M3 motorway at Junction 4. The M25 is some 10 miles to the north-west and the M4 is some 8 miles to the north. There are regular rail services to London (Waterloo) and Heathrow and Gatwick Airports are within easy reach via the M25. The town's strategic position has led to it becoming an important commercial centre in the M3/M4 corridor. The property is situated in a mixed office and industrial area of the town to the west of the town centre, just to the south of the A30 (London Road), near the junction with the A331. The M3 at Junction 4 lies about a mile to the south. Major occupiers close by include Bank of America, Alfa Laval, Linde Ltd, Andreas Still Ltd and The Post Office.

Description

The property is arranged predominantly on the ground floor with two, 3 storey office properties included. In total there are 30 units in all, some of which have been combined for joint occupation. The property benefits from 141 parking spaces providing a ratio of 1:273 sq ft

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Low Cost Maintenance	Ground Floor Offices 129.32 sq m 1,392 sq ft	3 years from 25.03.12 (2) (4) Tenant's break clause 25.09.13)	£12,000 p.a.	Reversion 2015
2, 3, 21, 22, 23, 24	New Edge Telecom Ltd	Ground and First Floor Offices 463.85 sq m 4,993 sq ft	5 years from 27.02.12 (2) (4) Tenant's break clause 2013	£42,250 p.a.	Reversion 2017
4	Sandhurst Bait Company	Ground Floor Industrial 141.49 sq m 1,523 sq ft	5 years from 01.06.12 (1) Tenant's break clause 2015 (3)	£6,250 p.a.	Reversion 2017
5	D P Cleaning Services Ltd	Ground Floor Industrial 131.36 sq m 1,414 sq ft	3 years from 25.03.12 (2) (4) Tenant's break clause 25.09.13	£6,250 p.a.	Reversion 2015
6	Cooler Ideas Ltd	Ground Floor Industrial 128.48 sq m 1,383 sq ft	5 years from 08.07.10 (3)	£15,400 p.a.	Reversion 2015
7	Jauch Quartz UK	Ground Floor Industrial 84.54 sq m 910 sq ft	3 years from 22.08.11 (3) (4)	£7,280 p.a.	Rent Increase 22.08.2012 to £8,190, 2013 to £9,100
8	Zoo Signs & Designs Ltd (In occupation since 2007)	Ground Floor Industrial 84.54 sq m 910 sq ft	10 years from 25.03.12 (3) (4) Tenant Break clause after 5 years	£8,000 p.a.	Rent Review 2017
9	Zoo Design & Print Ltd	Ground Floor Industrial 127.37 sq m 1,371 sq ft	10 years from 25.03.12 (3) (4) Tenant Break clause after 5 years	£8,000 p.a.	Reversion 2022
10 & 11	Mount Everest Motors	Ground Floor Industrial 218.78 sq m 2,355 sq ft	5 years from 01.04.12 (3) (4) Tenant's break clause from 01.04.15 on 6 months' notice	£16,465 p.a.	Reversion 2017
12	Mary Gober International Ltd	Ground Floor Industrial 130.06 sq m 1,400 sq ft	3 years from 20.06.06 (3)	£14,350 p.a.	Holding Over (Ongoing extension, discussions underway)
13	K & J Thorne (in occupation since 2000)	Ground Floor Offices 125.69 sq m 1,353 sq ft	5 years from 25.12.04 (3) Tenant's break clause on 3 months' notice	£18,050 p.a.	Holding over.
14	Enterprise Car Rentals	Ground Floor Industrial 383.49 sq m 4,128 sq ft	15 years from 28.09.07 (3) 5 year rent reviews	£37,500 p.a.	Rent Review 2012
15	Stone & Chrome.com Ltd	Ground Floor Industrial 126.30 sq m 1,360 sq ft	10 years from 25.03.12 (3) Tenant's break clause 25.03.17	£13,500 p.a.	Reversion 2022
16	A Wells Camera Services Ltd	Ground Floor Industrial 215.53 sq m 2,320 sq ft	12 years from 30.01.12 (3) Tenant's break in 3rd, 6th & 9th year	£15,378 p.a.	Fixed increases from 2015 to £16,159 p.a.
17	Specialist Electronics Services Ltd (in occupation since 2001)	Ground Floor Industrial 339.18 sq m 3,651 sq ft	Term expiring 29.09.12 (3)	£37,900 p.a.	Ongoing extension, discussions underway
25/26A 26D	Specialist Electronics Services Ltd (in occupation since 2001)	First & Second Floor Offices 361.0 sq m 3,885 sq ft	Term expiring 29.09.12 (3)	£54,600 p.a.	Ongoing extension under discussion
26B, 26C, 29 & 30	Vacant	First & Second Floor Offices 226.8 sq m 2,442 sq ft	—	—	—
27 & 28	T N Doran /OBM	Ground Floor Offices 161.55 sq m 1,739 sq ft	3 years from 01.05.13 (3) Tenant's break clause 2013	£18,000 p.a.	Reversion 2014
		Total	3,579.33 sq m 38,519 sq ft		

- (1) Terms agreed subject to contract
(2) Service charge contribution included in the rent
(3) Insurance contribution payable by the Tenants
(4) Rent deposit held

NB. All leases are outside the Landlord & Tenant Act 1954 except Unit 14

Note 1: A copy of the historic and future service charge budget is with the legal pack

Note 2: Buyers are referred to the legal pack for clarification of each Tenant's service charge liability, each are liable but the basis varies

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor A Becker Esq, J Pearman Solicitors. Tel: 0208 458 9266 Fax: 0208 458 8529 e-mail: allanbecker33@gmail.com
Joint Auctioneer M Pellereau Esq, Matthew Pellereau. Tel: 01207 660 1791 Fax: 0127 601 799 e-mail: mpellereau@aol.com

VAT

VAT is applicable to this lot.

Buyer's Premium

The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details including your telephone number, to viewings@allsop.co.uk. In the subject box of your email please ensure that you enter **Lot 79**

Craven Court, Camberley.

NB. Areas provided by Vendor, not measured by Allsop LLP

Total £331,173 p.a.

