

ALBANY PARK FRIMLEY

UNIT 2G

TO LET

6,308 sq ft
(586 sq m)

MODERN INDUSTRIAL /
WAREHOUSE UNIT WITH
OFFICES

- 6m Eaves height
- 3 Phase power



SEGRO
WHERE BUSINESS WORKS

UNIT 2G

DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit of steel portal frame construction. The warehouse benefits from a single loading door at the front of the building. The offices are located within the front section on ground and first floors.

CURRENT AVAILABILITY

The following approximate gross external floor area have been calculated in accordance with the RICS Code of Measuring Practise.

UNIT	SQ M	SQ FT
GROUND FLOOR OFFICE	75	808
FIRST FLOOR OFFICE	69	737
WAREHOUSE	442	4,763
TOTAL GEA	586	6,308



ALBANY PARK FRIMLEY

GU16 7PL

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Further details on application.

RENT

Upon application

RATES

Details of the current rateable value and rates payable can be obtained from Surrey Heath Borough Council. Telephone 01276 686252



BENEFITS

- Minimum clear eaves height of 6m
- Full Height loading door
- 3 Phase power
- Excellent location
- Car Parking Spaces

The SEGRO difference is:

- Specialist experience
- Consistent, world-class delivery
- A flexible approach to the provision of business space
- A focus on customer care
- Local knowledge, multinational expertise



SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. MAY 2010.

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