

**FREEHOLD INDUSTRIAL PREMISES  
WITH LARGE YARD**

**9 DOMAN ROAD, CAMBERLEY  
GU15 3DF**

**BUILDING – 5,077 ft<sup>2</sup>**

**SITE AREA - 0.5 ACRE**



**Location:**

The property is located on Doman Road as highlighted on the attached Land Registry Plan. Doman Road forms part of the well established Yorktown Industrial Estate, approximately 2 miles from Camberley Town Centre to the East. The road network is excellent with the A331 (Blackwater Valley Relief Road) adjoining the estate giving direct access to the M3 (J4) being 1 mile to the South and A30 (Meadows junction) about 0.5 mile to the North.

Major occupiers already in the area include Alfa Laval, Nokia, Sun Microsystems, Clean plc, Fluor Daniel, Marconi, Linde Materials Handling, SSA Global Technologies amongst others.

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9 Doman Road, Camberley, GU15 3DF

**Description:** The property comprises a site of approximately 0.5 of an acre with a 1950's single storey industrial building in the middle of the site. The building has an area of 5,077 ft<sup>2</sup> including front offices, side WC's and a rear production area. The front of building is heated by a gas radiator system, and the main factory area by a gas warm air industrial blower located externally to the rear of the building. The premises has compressed airlines and three phase power.

The building has elevations of brick under a pitched roof. The yard area is level and fully concreted and surrounded by chain link security fencing.

**Price:** Offers for the Freehold interest in the region of £700,000 subject to contract.

**VAT:** All figures are quoted exclusive of VAT, if applicable.

**Rates:** RV £35,250 @ 47.9p in £ (payable £16,884.75 – 2017/18)

**Legal Costs:** Each party will be responsible for their own legal costs.

**Possession:** On completion of legal formalities.

**Right of Way:** We understand that the site has a right of way at all times and for all purposes over the land shown cross hatched on the attached Land Registry Plan under Title SY103264.

**Viewing:** Strictly by appointment with the Sole Agent:-

Philip Austin  
**Austin Phoenix**  
2 Clockhouse Road  
Farnborough  
GU14 7QY

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98/019

Sept 17

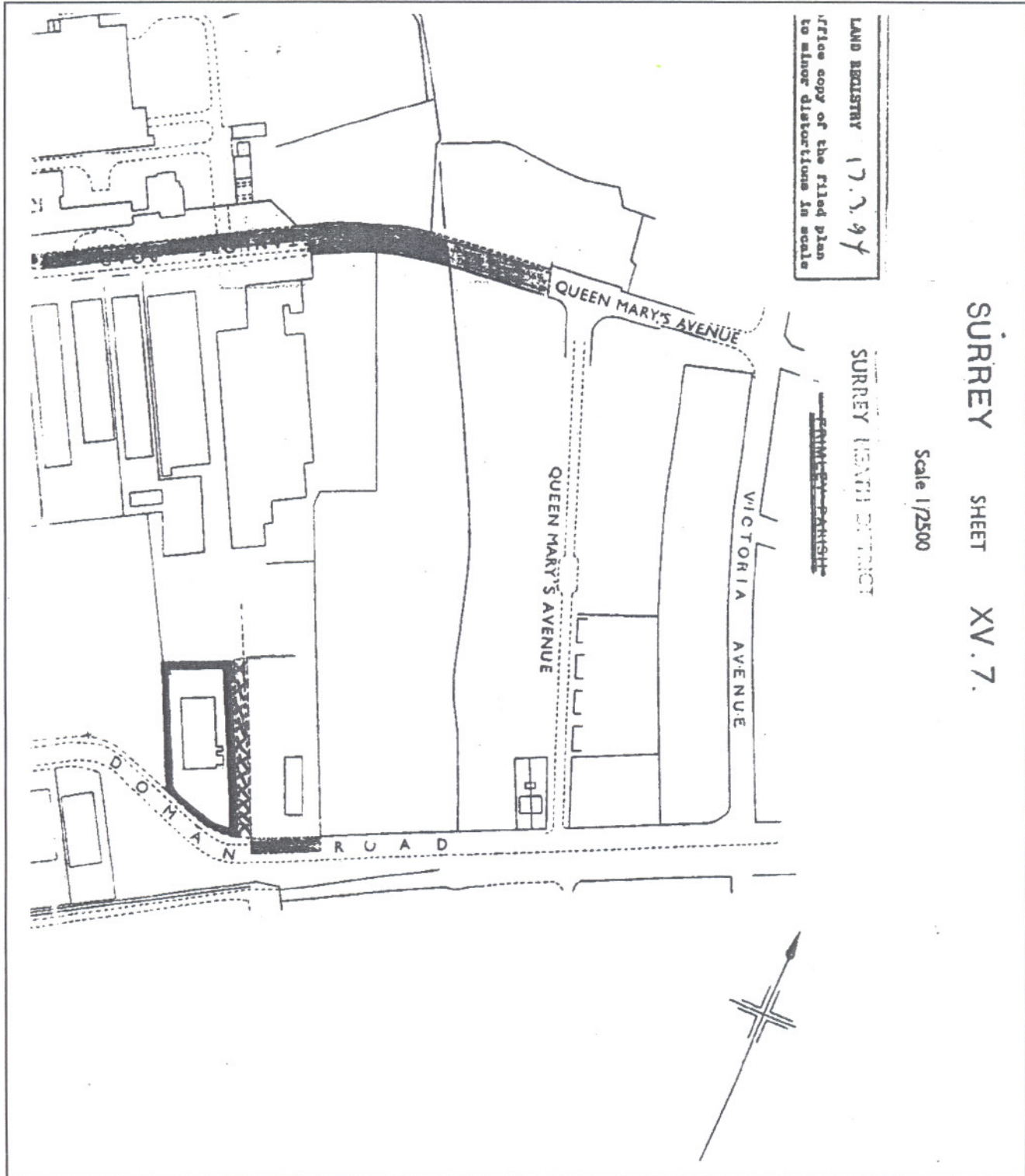
COMMERCIAL PROPERTY CONSULTANTS

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**Austin  
Phoenix**



LOCATION:

**9 Doman Road  
Camberley  
GU15 3BW**

SCALE:

**1:2500**

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9 Doman Road, Camberley, GU15 3DF  
Area = 0.519 acres



Ordnance  
Survey

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