

PRIME LOCATION - DOUBLE UNIT TO LET



CAMBERLEY

10-12 CAMBRIDGE WALK THE SQUARE SHOPPING CENTRE

RECENTLY SIGNED
RITUALS, TOY TOWN,
BLACK SHEEP COFFEE & TRESPASS

DESCRIPTION & LOCATION

The Square Shopping Centre comprises over 150 units and totals in excess of 540,000 sq ft, being the destination for retail in the successful and lively Surrey town of Camberley. Occupiers include **Primark, TK Maxx, Boots, Sainsbury's and JD Sports** alongside a host of other national and independent retail and catering brands.

The subject unit sits on Cambridge Walk immediately adjacent to **Ernest Jones** and in close proximity to **Vodafone, Greggs, Clinton Cards and Smiggle**.

ACCOMMODATION

Arranged over Ground Floor with First Floor Ancillary and comprising the following approximate floor areas and dimensions:-

Internal Width	35 ft 9 ins	10.9 m
Shop Depth	84 ft 7 ins	25.8 m
Ground Floor Sales	2,784 sq ft	258.6 sq m
First Floor	1,277 sq ft	118.6 sq m

Subject to onsite measurements

TERMS

The property is available on a new effectively FRI lease for a term to be agreed.

RENTAL

Rent on application.

SERVICE CHARGE

To be assessed.

BUSINESS RATES

Rateable Value from April 2026	To be assessed
Rates Payable 2026/2027	To be assessed

This estimate of Rates Payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

A new EPC has been requested.

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

Ollie Haxton
020 7287 2155 / 07443 438 192
ollie@as-retail.co.uk

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk

JOINT AGENTS

Praxis
020 3924 0289

