

PRIME DOUBLE FRONTED UNIT TO LET



CAMBERLEY

1-3 CAMBRIDGE WALK THE SQUARE SHOPPING CENTRE

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 double fronted unit sits on Cambridge Walk opposite Sainsbury's and next to the new Greggs, facing onto Cambridge Square and the car park entrance.

ACCOMMODATION

Arranged over Ground and First Floor with ancillary and comprising the following approximate floor areas:

Ground Floor (Sales)	2,779 sq ft	258.17 sq m
Ground Floor (Ancillary)	23 sq ft	2.13 sq m
First Floor (Sales)	1,761 sq ft	163.60 sq m
First Floor (Ancillary)	707 sq ft	65.68 sq m

TERMS

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

RENTAL

On application.

SERVICE CHARGE

The service charge for the current budget year is approximately £54,948.

BUSINESS RATES

Rateable Value from April 2026	£63,500
Rates Payable 2026/2027	£27,305

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

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

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