



**To Let**

**Longmeadow,  
Camberley, Surrey  
GU16 8RS**

# TO LET

**3,800 sq ft (353 sq m)**

Former Scout Hut, well located in an affluent area, situated on a large site.

To be offered on a new lease. The unit is suitable for various uses, STP.

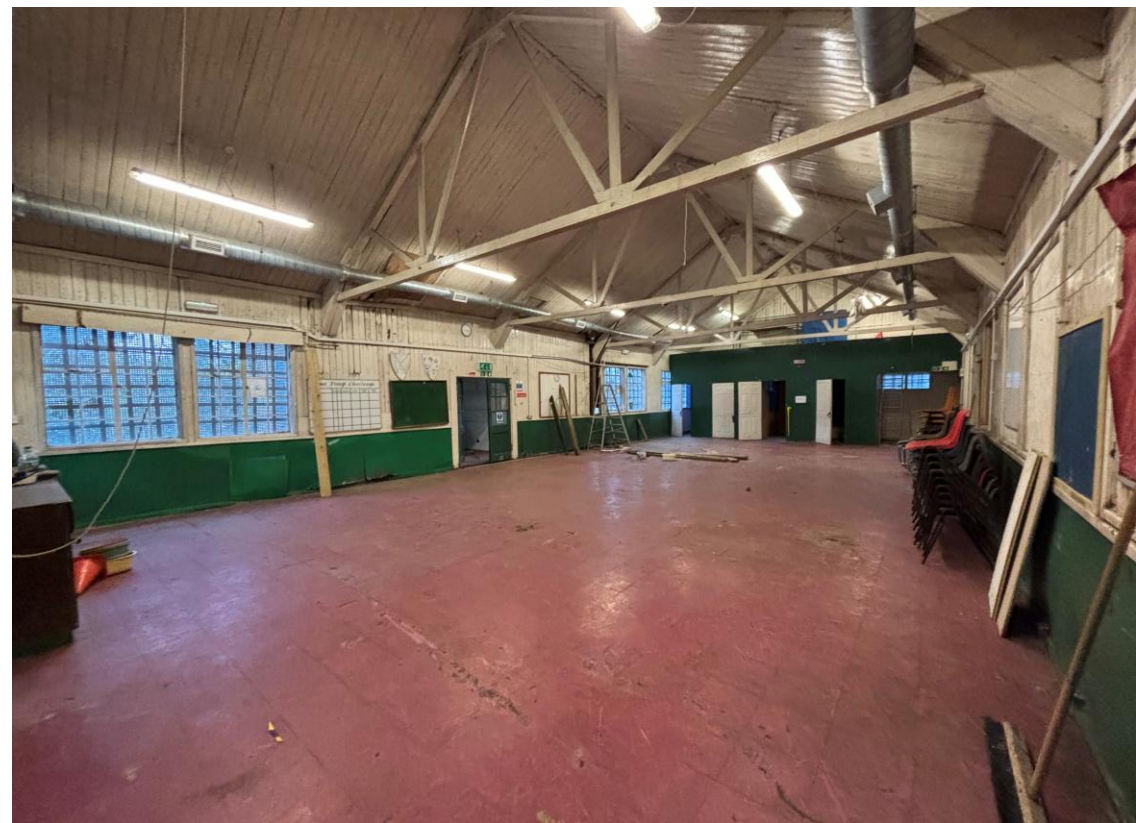
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## Key Features

- Undergoing refurbishment
- Large site area
- Affluent area
- Rare rental opportunity
- Available on a new lease



CGI image for illustration purposes only





## Description

The site comprises an irregularly shaped plot of woodland extending to circa 0.30 hectares (0.74 acres). It was formerly occupied by the 1st Frimley Scout Group.

Access is provided via a pedestrian entrance from Longmeadow, and the site is surrounded by neighbouring residential properties.

We are advised that, prior to the Scouts' occupation, the site was historically used as a nursery.

The property appears to offer potential for refurbishment and upgrading to bring it to a suitable standard for use as a childcare nursery or other uses STP.

The building extends to circa 3,800 sq ft, set within a total site area of 0.74 acres (0.30 hectares).

## Location

The site is situated to the rear of Longmeadow in Frimley, a well-established town within Surrey Heath Borough, around 30 miles south-west of central London. It is located within a mature residential neighbourhood.

Camberley railway station lies 1 mile to the north-west, providing regular services to London Waterloo with a journey time of around 60 minutes. The M3 motorway is located 2 miles to the east, accessible via Junction 4, and offers convenient links to London and the wider Southeast.

Local amenities include The Grove Primary School, which is within walking distance, together with a range of nearby shops and day-to-day services. The surrounding area is characterised by established housing, green open space, and a good provision of community facilities.

[Google Maps Link](#)



## Accommodation

**Site Area Frontage**            0.74 acres            0.30 hectares

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**Floor Area GIA (approx.)**    3,800 sq ft            357 sq m

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**Lease**                                    New Lease

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**Rent**                                    £65,000 pax

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**Rates**                                    Rateable Value £3,500

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**Terms**                                    To be agreed

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**VAT**                                      No VAT payable

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**EPC**                                      Available Upon Request

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**Legal Costs**                            Each party to be responsible for their own legal costs

## Contact

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**Sandrove**  
Property