



5-13 OBELISK WAY

Camberley,
GU15 3SD

Marketing Brochure

Lambert
Smith
Hampton



Reversionary retail investment opportunity with development potential.

- The site extends to approximately 0.234 acres (0.095 hectares), currently comprising three let retail units with a passing rent of £45,015 pa. The GIA of the building on the site extends to 15,564 sqft.
- Suitable for owner occupation, investment purposes or residential development (STP).
- Located 0.3 miles north of Camberley Station, offering rail connections to London Waterloo in one hour and to Ascot in 15 minutes.
- Situated within Camberley Town Centre, providing a variety of retail and commercial offerings.
- Positioned on a largely rectangular plot surrounded by both residential and retail uses.
- The freehold interest in the site is available with vacant possession or with existing tenants in situ.
- Offers for the freehold interest are invited by informal tender by 12 noon on 13th July 2026.

Description

The site occupies a level and largely rectangular shaped plot of approximately 0.234 acres (0.095 hectares), fronting Obelisk Way.

To the west lies a newly developed mid-rise (four-storey) residential and retail scheme, while The Square shopping centre is situated to the south.

To the east is the rear access to High Street retail units, which have residential accommodation above.

To the north stands a larger building featuring ground-floor retail space with storage on the upper levels.

The site itself currently comprises a substantial rectangular building arranged over two floors, with three retail units on the ground floor and storage space on the first floor.

There are also eight parking spaces to the rear.

Vacant possession is available upon completion.



Location

The site provides an opportunity to invest in a well-connected location within one of Surrey's thriving commercial and residential hubs.

The property is situated just off Camberley High Street and enjoys ample transport links as well as proximity to a range of amenities, making the site suitable for both commercial and residential uses.

The property offers convenient road access via St George's Road and the High Street, with direct connections to the A30 (London Road), a key arterial route through the region.

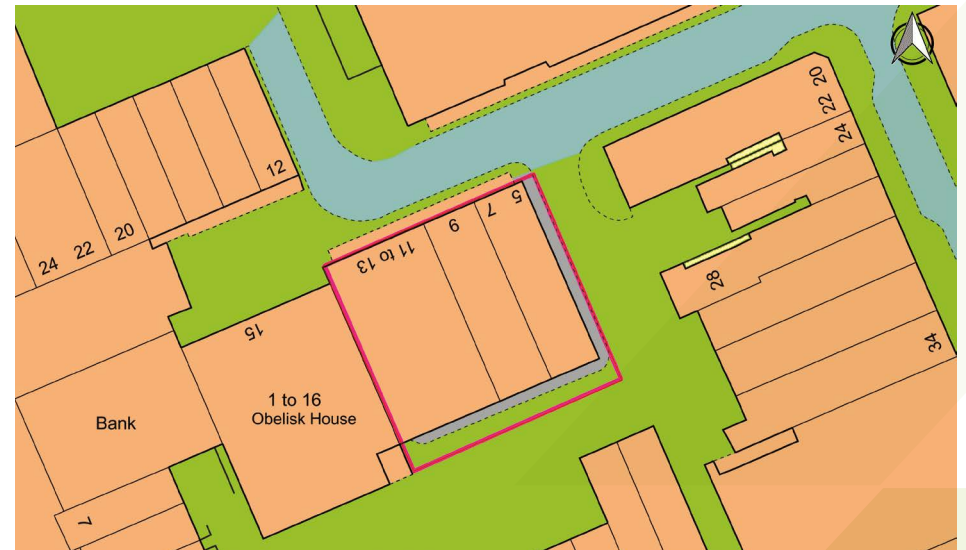
The location provides travel to nearby towns including Farnborough, Frimley, and Blackwater, making it attractive for commuters and customers alike.

Camberley Railway Station is located just 0.3 miles away, offering regular train services to London Waterloo, Guildford, and Ascot. This rail connectivity further enhances the site's appeal for residents and businesses alike.

Surrey Heath



Camberley



Planning

The site lies outside any conservation areas and does not contain any listed buildings.

It is situated adjacent to an allocation in the Regulation 19 Draft Local Plan known as London Road Block (HA2), which includes provision for approximately 550 dwellings.

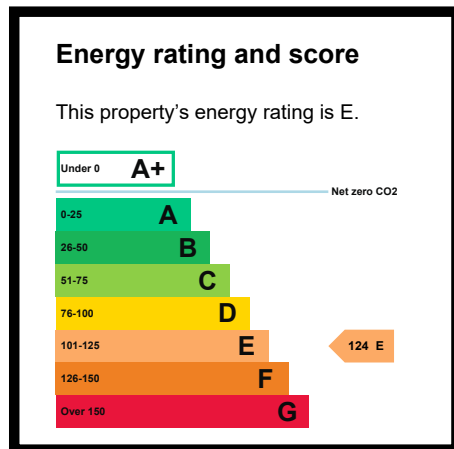
Although not within this allocation, the site could still benefit from the momentum of surrounding development. While the site was initially allocated in the Regulation 18 Draft Local Plan, it was removed in the subsequent Regulation 19 version, meaning it is not currently designated

for development. The site is designated in the local plan as a Primary Shopping Area and within Camberley Town Centre, both of which support mixed-use regeneration, including residential development.

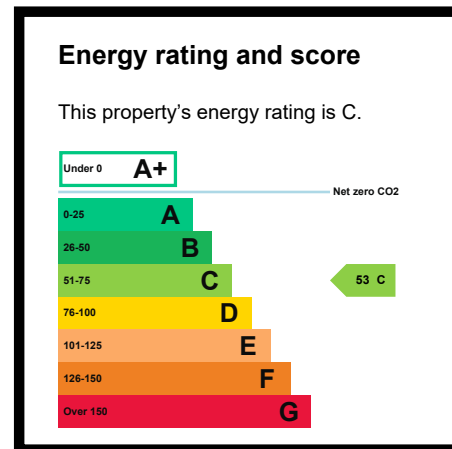
Following confirmation from Surrey Heath Borough Council's planning department, it has been confirmed that the site is not within an Article 4 Direction.

Energy Performance Certificates

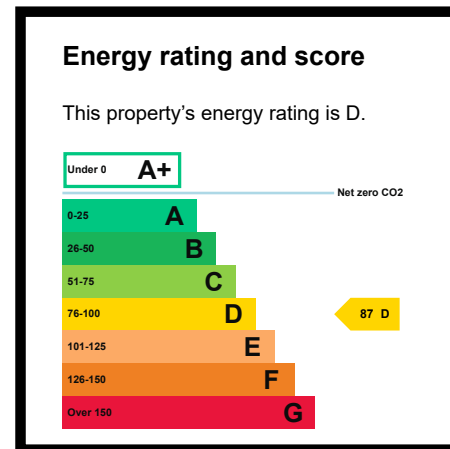
5-7 Obelisk Way



9 Obelisk Way



11-13 Obelisk Way



Further Details

- **Guide Price** - upon application.
- **Tenure** - Surrey Heath Borough Council owns the freehold interest of the property, which is registered under Title number SY606772. Copies of the Title documents are available in the Data Room.
- **VAT** - We understand that the property is not elected for VAT.
- **Method of Sale** - The freehold interest in the property is being offered for sale by informal tender.
- **Clawback and Planning Overage** - Bidders are encouraged to submit proposals for clawback and planning overage.
- **Deposit** - A deposit of 10% of the purchase price is required and would be payable by the Purchaser to the Vendor on exchange of contracts.
- **Viewings** - Viewings can be arranged for interested parties through the sole selling agent Lambert Smith Hampton. Please contact Ben Robinson (07702 624356 / BRobinson@lsh.co.uk) to book an appointment.
- **Legal Costs** - Each party is to be responsible for its own legal costs incurred in any transaction.
- **Data Room** - Interested parties requiring access to additional documents and information such as the Title Plan, Register and additional supporting documents should register to access the Data Room.

Terms

We are seeking offers for the freehold interest with vacant possession or with tenants in situ. Offers are invited on an unconditional or conditional basis (subject to planning).

Sales Process and Basis of Offer

Offers are invited to acquire the freehold interest with vacant possession or with the existing tenants in situ.

Where a conditional bid is proposed, any conditions of offer must be clearly stated.

All bidders are required to complete a Bid Submission Template which is available in the Data Room. The template requires bidders to state the financial offer, details of any conditions, solicitors' details and proof of funding for the transaction.

Bidders should submit their bid by email to Ben Robinson (BRobinson@lsh.co.uk) and Ashley Sorayapour (ASorayapour@lsh.co.uk) at Lambert Smith Hampton with subject reference: "5 – 13 Obelisk Way – Bid". It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid.

Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ben Robinson, Development Consultancy.

All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

 **Ben Robinson**
Development Consultancy
Lambert Smith Hampton

 55 Wells Street, London, W1T 3PT

 07702 624356

 BRobinson@lsh.co.uk

 **Ashley Sorayapour MRICS**
Development Consultancy
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**Lambert
Smith
Hampton**

