

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 5B Blacknest Industrial Estate

Alton, GU34 4PX

Industrial/warehouse unit on established estate with 6m eaves

4,037 sq ft

(375.05 sq m)

- 5.9m eaves rising to 7.6m
- LED lighting
- Good car parking provision
- Suitable for a range of uses
- Established business location

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	4,037 sq ft
Rent	£56,500.00 per annum Subject to Contract & exclusive of VAT
Rates Payable	£19,336 per annum
Rateable Value	£38,750
EPC Rating	C (60)

Description

The available unit comprises of a single storey industrial/warehouse unit with a minimum eaves height of 5.9m rising to 7.6m at the apex. There is LED lighting throughout, along with a toilet and staff break out area. The unit also benefits from a three phase power supply.

Location

The property is situated on the well established Blacknest Industrial Estate, which is approximately 1.5 miles from Bentley village and close to Bentley railway station which provides a link to London Waterloo.

Bentley is situated on the A31 4 miles south of Farnham therefore giving easy access to the M3/M25 via the A331 and A3.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,037	375.05	Available
Total	4,037	375.05	

Terms

A new lease is available directly from the landlord for a term to be agreed. Rent quoted is exclusive of service charge, business rates, utilities and VAT.



Viewing & Further Information

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