

MODERN INDUSTRIAL/MID-TECH UNIT

TO LET

1,710 ft² (158.86 m²)

UNIT 4 LDL BUSINESS CENTRE, STATION ROAD WEST ASH VALE, SURREY GU12 5RT



7 Alexandra Road
Farnborough
Hampshire
GU14 6BU

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land



- ▶ **Full Sized Electrically Operated Loading Door**
- ▶ **4 Designated Parking Spaces**
- ▶ **Dedicated Loading Area**
- ▶ **Excellent Access to the A331 Blackwater Relief Road & Junction 4 of the M3**
- ▶ **3 Phase Power**
- ▶ **Constructed in 2008**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

LDL Business Centre is located off of Lysons Avenue in Ash Vale, and offers excellent access, being situated midway along the A331 Blackwater Relief Road, being equal distance between the A31 and Junction 4 of the M3 Motorway. Other commercial occupiers nearby include BMW, SIG etc.

DESCRIPTION

LDL Business Centre was constructed just over 10 years ago. The units are of steel portal frame under cladding and brickwork. Unit 4 is a terrace unit fitted with a toilet facility and full height eaves and electrically operated loading door.

Our client has fitted an office area and storage mezzanine, technically these items have to be removed and the unit made up to full repair at the end of the lease/tenancy term, however, our client is quite happy to leave these beneficial fittings to the next tenant, but on the understanding that the incoming tenant will be signing a new lease and will be under obligation to remove the items and make the unit good at the end of the "new" lease term.

ACCOMMODATION

Measured on a Gross Internal basis, the floor area is as follows:

Total Floor Area	158.86 m²	1,710 ft²
-------------------------	-----------------------------	-----------------------------

PARKING

The unit has a loading area and 4 designated parking spaces.

TERMS

The building is available on a new 5 year Full Repairing and Insuring Lease incorporating a tenant only break clause at the end of the third year subject to a minimum of 6 months written notice.

RENT An annual rent of £19,665 exclusive of all other outgoings.

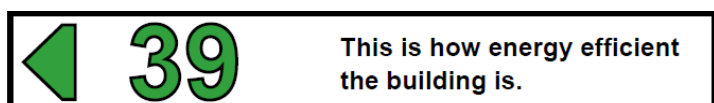
VAT Please note that VAT is chargeable at the prevailing rate on both the rent and service charge.

SERVICE CHARGE £1,710 plus VAT per annum.

BUSINESS RATES A rateable value of £15,250, giving rates payable of around £7,487.75 on the basis of the 2019/2020 national multiplier of £0.491 pence within the pound.

BUILDINGS INSURANCE To be confirmed.

ENERGY PERFORMANCE CERTIFICATE



LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

OCCUPATION Occupation date by agreement between the parties.

VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF
09/002C/Unit 4