

FULL HEIGHT WAREHOUSE/INDUSTRIAL UNIT WITH **SECURE YARD AREA**



TO LET ***NOW FULLY REFURBISHED***

9,090 ft² (844.5 m²) PLUS YARD OF APPROX 7,000 ft²

**UNIT 5 BROOK TRADING ESTATE,
DEADBROOK LANE, ALDRSHOT, GU12 4XB**

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- ▶ **Excellent Reserved Car Parking Provision**
- ▶ **Secure 7,000 ft² Yard to the Side**
- ▶ **3 x Full Height Loading Doors**
- ▶ **Built First Floor Offices**
- ▶ **3 Phase Power**
- ▶ **Toilet Facilities**

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

Brook Trading Estate is situated off of Deadbrook Lane, which is accessed via North Lane. The majority of Aldershot's businesses are located within this popular commercial area, the location has been regenerating over recent years due to the excellent access onto the A331 Blackwater Relief Road serving both Junction 4 of the M3 Motorway, and the A31 Guildford to Farnham Dual Carrigeway.

DESCRIPTION

Unit 5 is an end terrace industrial unit located on this popular industrial estate. The unit is constructed of brick/blockwork and part cladding, over a steel portal frame. The building offers a minimum eaves height of 5.4 metres, increasing to 6.3 metres at the apex. Internally there are built in offices to both the ground and first floor, externally the premises has a loading door of just under 5 metres in height, and 4.6 metres in width.

The unit has undergone an extensive refurbishment programme which included a new roof, 3 new loading doors, replacement windows and front door, re-painted warehouse floor, refitted offices etc.

To the side there is a gated secure yard of approximately 7,000 ft².



ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice on a Gross Internal basis.

Ground Floor Area	8,340 ft ²	(774.8 m ²)
First Floor Area	750 ft ²	(69.7 m ²)
Total Area	9,090 ft²	(844.5 m²)
Enclosed Yard Area approx.	7,000 ft²	(650.3 m²)



TERMS

The unit is available by way of a new Full Repairing and Insuring lease via a service charge with length of term by agreement.

RENT

On the built space a rent of £10.56 ft², annually £96,000 plus VAT. On the yard space a rent of £2.15 ft² on approximately 7,000 ft², ie £15,000 pax, so a total rent of £111,000 pax.

Please note that these rents exclude VAT and all other outgoings.

SERVICE CHARGE

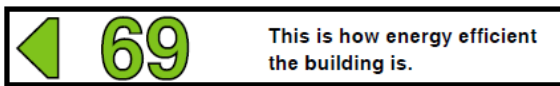
Approximately £3,385 plus VAT per annum.

BUSINESS RATES

A rateable value of £62,500 calculated at £0.504 pence in the pound gives rates payable figure of £31,500 for the year March 2019/2020.



EPC



VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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