

FULLY LET INVESTMENT FOR SALE FREEHOLD

INDUSTRIAL/WAREHOUSE BUILDING - *NO VAT*

5,146 ft² (478.12 m²) ***Plus a Mezzanine Floor of 929 ft²**

**UNIT B3 REDFIELDS INDUSTRIAL PARK,
REDFIELDS LANE, CHURCH CROOKHAM GU52 0RD**



**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

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

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- ▶ **Situated on an Established Industrial Estate with Wide Access Roads**
- ▶ **15 Year Lease Granted from October 2016**
- ▶ **Internal Minimum Roof Height of 5 m**
- ▶ **Full Height Loading Door**
- ▶ **6-7 Parking Spaces**
- ▶ **Good Loading Access and Parking within the Road**
- ▶ **LPG Heating**

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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

Redfields Park is situated on the east side of Redfields Lane, Church Crookham, about two miles south of Fleet. The Park is easily accessed from junctions 4, 4A & 5 of the M3 motorway. From Fleet, there are fast and frequent train services to London (Waterloo), the best journey time in approximately 35 minutes. Farnborough airport is an approximate 10 minute drive.

DESCRIPTION

The unit internally is almost square in shape, and has a full height loading door, a minimum ceiling height of 5m under the roofing steels, further features include fluorescent lighting, LPG heating and a storage mezzanine floor.



Archive Pictures

ACCOMMODATION (Approximate floor areas below)

Ground Floor Industrial	5,146 ft ²	478.12 m ²
Mezzanine Floor	929 ft ²	86.31 m ²
TOTAL AREA	6,075 ft²	546.43 m²

PARKING

Approximately 6-7 parking spaces.



commercial property consultants

OCCUPATIONAL LEASE

The property has been let to On Air Dining Limited for a term of 15 years granted on the 21st October 2016 at a rent of £46,828.60 pax (£9.10 ft² on the built space).

The lease incorporates 5 year upward only (not downwards) open market rent reviews and the tenant is able to break the lease on the fifth and tenth years subject to a minimum of 6 months prior written notice.

We have downloaded accounts for On Air Dining Limited from Companies House, and we can email a set of these accounts on request.

FREEHOLD PRICE

The freehold interest of the property is for sale for a figure of £750,000.

VAT

We understand from our client that the property has not been elected for VAT.

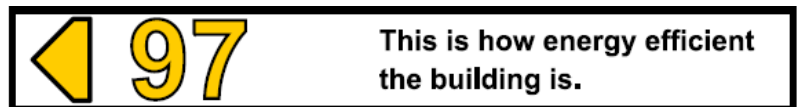
BUSINESS RATES

The property has a Rateable Value of £39,250 which equates to approximately £19,272 rates payable for the year March 2019/2020.

LEGAL COSTS

Each party to pay their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE



FURTHER INFORMATION

Please contact the Sole Agent Clare & Company:-

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

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

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