

HI-TEC BUSINESS UNIT

TO LET

1,910 ff² (177.44 m²)

FIRST 18 MONTHS AT HALF RENT

UNIT 11 LDL BUSINESS CENTRE, STATION ROAD WEST ASH VALE, SURREY GU12 5RT



- ▶ **First Floor Open Plan Air Conditioned Office Space**
- ▶ **Ground Floor Hi-Tech/Storage Space**
- ▶ **Electrically Operated Loading Door**
- ▶ **6 Designated Parking Spaces**
- ▶ **Dedicated Loading Area**
- ▶ **Excellent Access to the A331 Blackwater Relief Road & Junction 4 of the M3**
- ▶ **3 Phase Power**



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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

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, Racing Green Cars, SIG etc.

DESCRIPTION

LDL Business Centre was constructed around 5 years ago. The Estate consists of 10 Light industrial Units and 3 Hi-Tech units. Unit 11 forms the Southern end terrace unit of the 3 Hi-Tech buildings constructed of traditional cavity brick and blockwork, and features toilet and staff facilities, double glazing, air conditioning to the first floor offices, ground floor storage/light industrial/laboratory space, and an electrically operated loading door.



ACCOMMODATION

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

Total Floor Area	177.44 m²	1,910 ft²
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PARKING

The unit has a loading area and 6 designated parking spaces.

TERMS

The building is available on a new 5 year Full Repairing and Insuring Lease. The lease will be excluded from the renewal and compensation provisions of the 1954 Landlord and Tenant Act.

RENT

An annual rent of £23,875 exclusive of all other outgoings. The first year's rent to be at half rate and the second year's rent to be at three quarter rate, so for the avoidance of doubt we list as follows:-

Year 1	=	£11,937.50	(£6.25 ft ²)
Year 2	=	£17,906.25	(£9.37 ft ²)
Years 3-5	=	£23,875.00 pax	(£12.50 ft ²)



First Floor Offices – Picture Shown of Unit 12



Ground Floor Storage/Light Industrial – Picture Shown of Unit 12

VAT

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

SERVICE CHARGE £1,910 plus VAT per annum.

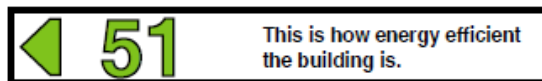
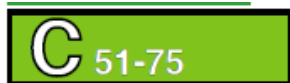
BUSINESS RATES A rateable value of £19,500, giving rates payable of around £9,184.50 on the basis of the 2013/2014 national multiplier of £0.471 pence within the pound.

BUILDINGS INSURANCE To be confirmed.

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

OCCUPATION Date of occupation by agreement.

EPC



VIEWING

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

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REF
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