

MODERN INDUSTRIAL/WAREHOUSE UNIT

TO LET **RENT REDUCTION**

2,036 ft² (189.15 m²)

£13.75 ft²



**UNIT 8 LDL BUSINESS CENTRE, STATION ROAD WEST,
ASH VALE, SURREY, GU12 5RT**

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

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Land

- ▶ **Full Sized Electrically Operated Loading Door**
- ▶ **5 Designated Parking Spaces**
- ▶ **Dedicated Loading Area**
- ▶ **Excellent Access to A331 Blackwater Relief Road & J4 of the M3**
- ▶ **3 Phase Power**
- ▶ **Modern Construction with Full Height Roof Space**

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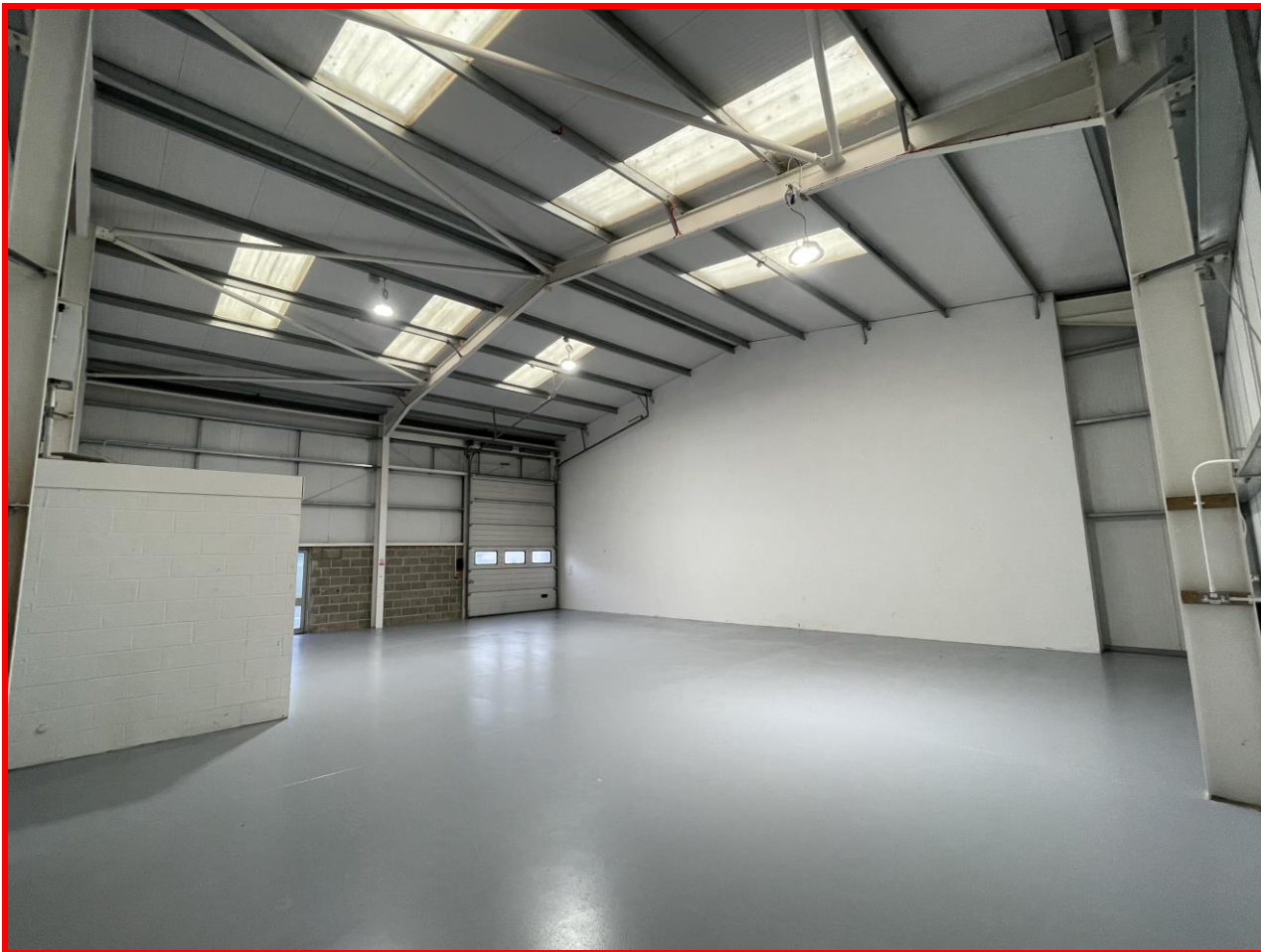
Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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, Darlings of Chelsea, SIG etc.

DESCRIPTION

LDL Business Centre was constructed around 15 years ago. The units are of steel portal frame under cladding and brickwork. Unit 8 is fitted with a toilet facility and full height eaves and an electrically operated loading door.



ACCOMMODATION

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

Total Floor Area	189.15 m²	2,036 ft²
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PARKING/LOADING

The unit has a loading area and 5 designated parking spaces.

TERMS

The building is available on a new 5 year Full Repairing and Insuring Lease incorporating a break clause at the end of the 3rd year.

RENT

An annual rent of £28,000 plus VAT, exclusive of all other outgoings (£13.75 ft²).

VAT

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

SERVICE CHARGE £2,036 plus VAT per annum.

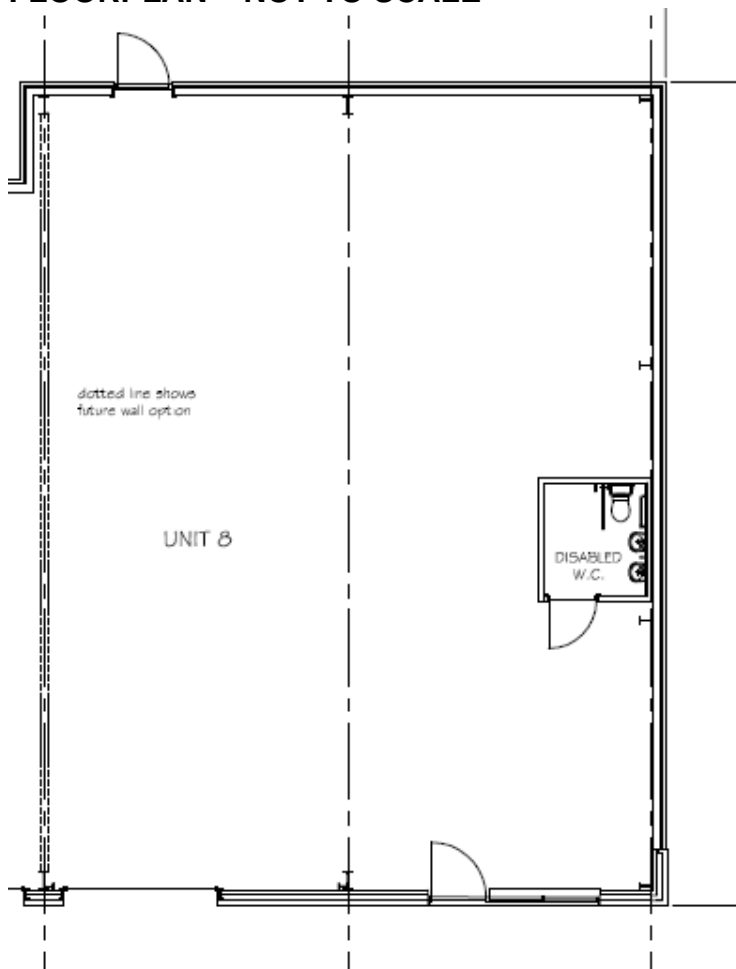
BUSINESS RATES A rateable value of £25,250, giving rates payable of around £12,600, for further information we advise for interested parties to contact the business rates department at Guildford Borough Council 01483 505050.

BUILDINGS INSURANCE £514 plus VAT per annum, renewed April each year.

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

OCCUPATION TIMINGS To be confirmed.

FLOORPLAN – NOT TO SCALE



ENERGY PERFORMANCE CERTIFICATE

76-100

D

99 D

VIEWING

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

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

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Mobile: 07798 761028
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