

FULL HEIGHT WAREHOUSE/INDUSTRIAL UNIT

TO LET * **FULLY REFURBISHED***

9,318 ft² (865.65 m²)

**UNIT 3 BROOK TRADING ESTATE,
DEADBROOK LANE, ALDERSHOT, GU12 4XB**



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- ▶ **21 Parking Spaces**
- ▶ **Excellent Loading and Turning Facilities**
- ▶ **Full Height Loading Door**
- ▶ **Built First Floor Offices**
- ▶ **3 Phase Power**
- ▶ **Toilet Facilities**

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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

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 Carriageway.

DESCRIPTION

Unit 3 is a mid 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 6.2 metres at the apex. Internally there are built offices to the first floor fully refurbished with LED lighting (picture below) externally the premises have a brand new electric loading door of just under 5 metres in height, and approximately 4.6 metres in width.

The unit has just undergone an extensive refurbishment programme which has included a new roof, LED lighting throughout, new electric full height loading door, replacement windows, re-painted warehouse floor etc.



Warehouse Area Showing New Roof, LED Lighting and Painted Floor



Full Height Electric Loading Door



Open Plan First Floor Offices

ACCOMMODATION

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

Ground Floor Area	8,285 ft ²	(769.7 m ²)
First Floor Area	1,033 ft ²	(95.95 m ²)
Total Area	9,318 ft²	(865.65 m²)

TERMS

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

RENT

A rent of £128,122 pax approximately £13.75 ft². Please note that these rents exclude VAT and all other outgoings.

SERVICE CHARGE

We understand from our clients that the service charge budget is currently £10,439.87 plus VAT per annum.

BUILDINGS INSURANCE

We understand from our clients that the buildings insurance annual figure is £2,114.87 (2022).

BUSINESS RATES

Currently the property has been removed from the rating list, so it is not showing a current rateable value, however, for guidance we anticipate a rateable value of approximately £88,000 which will give rates payable of circa £44-45,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

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

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