

INDUSTRIAL/WAREHOUSE BUILDING

TO LET

RENT REDUCTION

4,087 ft² (379.73 m²)

£9.78 ft²



UNIT 2 PARAGON COURT (REAR SECTION), TONGHAM ROAD, ALDERSHOT, HAMPSHIRE, GU12 4AA

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- ▶ **Recently Refurbished Industrial Building**
- ▶ **6 Parking Spaces PLUS Generous Parking within Tongham Road**
- ▶ **A Good Size and Shape of Floor Plate**
- ▶ **Ancillary Offices**
- ▶ **Toilet & Kitchen Facilities**
- ▶ **3.1 Metre Eaves (approximately) – 4.1 Metres to the pitch**
- ▶ **New Loading Door and Pedestrian Door**

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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

Tongham Road is located to the South of Aldershot off of the Lower Farnham Road linking Aldershot with Badshot Lea. Tongham Road has excellent access to the A331 Blackwater Relief Road which serves Junction 4 of the M3 Motorway to the North and the A31 Guildford – Farnborough Road to the South.

DESCRIPTION

The unit is the rear portion of this industrial building, believed to have been constructed in the 1960s and is of brick construction under a pitched roof containing a strip of roof lighting bringing in natural light throughout the main industrial/warehouse area. Running down one side of the building you have dedicated offices, toilets, kitchen facility, and potentially a further office or possibly an ancillary store.

The main industrial area is a good size rectangle measuring 22.73 m in length and 12.42 m in width, 3.1m in height at wall (2.8m below steels). Ideal for car storage and other similar storage uses, the area is served by a roller shutter loading door approximately 2.75 m in width and 2.6 m in height.

The built offices are just under 500 ft² with access to male and female toilets. There is a separate self-contained kitchen. The specification/features include:-

- Private car park (6 vehicle spaces)
- Loading area to the side
- LED Lighting
- Ancillary Offices
- Toilet and kitchen facilities
- Secure Site
- Loading Door 2.75 m Width x 2.6 m Height



Picture showing the access way to rear section of the Building to be Let



Loading Door Open & Pedestrian Door

ACCOMMODATION

Measured on an approximate gross external basis (GEA).

Warehouse/Industrial Area	293.66 m ²	3,160 ft ²
Offices and Ancillary Space	86.07 m ²	927 ft ²
Total	379.73 m²	4,087 ft²

TERMS

The building is available by way of a new full repairing and insuring lease with length of term by agreement at a rent of Offers in the Region of £40,000 pax plus VAT, which computes to £9.78 ft².

LEGAL COSTS

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

UTILITY SERVICES

We understand from our clients that the property is served by it's own electric, gas and water supplies.



Industrial/Storage Area



Offices



Lobby Area



Kitchen/Staff Room



Roller door and main entrance door



Industrial/Storage Area



Front Parking Area



Plan Not to Scale

BUSINESS RATES

A rateable value of £31,750 which will equate to rates payable of approximately £15,843, however, we always recommend that interested parties speak to Rushmoor Borough Council for confirmation and/or more detailed information on 01252 398398.

ENERGY PERFORMANCE CERTIFICATE (EPC)

101-125

E

111 **E**

VIEWING

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

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