

MODERN TRADE COUNTER, FACTORY OR WAREHOUSE UNIT

TO LET

4,031 sq ft (374.5 sq m)



UNIT 2, GRESHAM INDUSTRIAL ESTATE, EASTERN ROAD, ALDERSHOT, HAMPSHIRE, GU12 4TD.

- Modern Clear Span Industrial Unit
- First Floor Offices
- Full Height Loading Door
- 5 Parking Spaces
- Plus Up To 12 Shared Visitors Spaces
- 19 Ft (5.7m) Eaves Height
- Available Now

Location

Aldershot is a busy commercial centre forming part of the Blackwater Valley area and is well known as the home of the British Army. Aldershot is close to the Blackwater Valley relief road (A331) that provides a direct link to junction 4 of the M3 motorway and onwards to the A31 dual carriageway (The Hogs Back).

Gresham Industrial Estate is at the far end of Eastern Road, which is off North Lane, the main industrial/commercial area of Aldershot. North Lane is off Ash Road, only 200 yards from the A331 Blackwater Valley relief road (A331). Eastern Road is approx ½ mile up North Lane, the third turning on the right.

Description

Unit 2, Gresham Industrial Estate is a modern, self-contained factory/warehouse incorporating original first floor offices to the front.

The office area incorporates a suspended ceiling, lighting, carpeting, gas fired heating and there are separate male and female toilets on each floor. The factory/warehouse area has an eaves height of 19 ft (5.7 m), lighting throughout, 3 phase power and access is via a full height loading door. Parking is provided with 5 private spaces to the front of the unit and there are approx. a further 12 shared visitors parking spaces on site.

Over the last 5-10 years, the estate has attracted a number of trade counter occupiers, including Partco and City Electrical Factors and the units do lend themselves to trade counter use owing to their ideal size, eaves height and ample parking areas.

Areas	Factory/Warehouse Area	3,284 sq ft	305.1 sq m
	Ground Floor Entrance/Ancillary Area	184 sq ft	52.3 sq m
	First Floor Offices	563 sq ft	17.1 sq m
	Total Approximate Floor Area	4,031 sq ft	374.5 sq m)

The above areas have been calculated on a gross internal basis from measurements taken on site.

Lease

Unit 2 is available on a new full repairing and insuring lease for a period to be agreed. Flexible lease terms are available; any short term lease will be excluded from the security of tenure provisions of The Landlord and Tenant Act 1954.

Rent

£33,260 per annum exclusive.

Rates

Rushmoor Borough Council has verbally advised us that the Rateable Value for Unit 2 is £32,750 and the rate in the £ is 0.482 pence. Therefore the business rates payable for the unit, for the year April 2014-April 2015, will be approx. £15,800.

Possession and Viewing

Unit 2 is available for immediate occupation, subject to completion of legal formalities. For an appointment to view please contact the sole agents:



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Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.