

## MODERN FACTORY/WAREHOUSE UNIT TO LET

**3,003 sq ft (278.9 sq m)**

**\*WITH APPROX. 950 SQ FT OF FIRST FLOOR OFFICE SPACE\***



**UNIT 3, FAIRFAX INDUSTRIAL ESTATE,  
EASTERN ROAD, ALDERSHOT, GU12 4TU**

- Includes 950 Sq Ft Of First Floor Offices
- Covered Loading Bay
- Up To 5 Parking Spaces
- Available Now
- Redecorated Throughout
- Loading Door
- Up To 5.7 Meters Eaves Height

## 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) which provides a direct link to junction 4 of the M3 motorway and to the A31 dual carriageway (The Hogs Back).

Fairfax Industrial Estate is at the very top of Eastern Road, close to its junction with 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 3, Fairfax Industrial Estate is a well presented modern, self-contained factory/warehouse which incorporates a first floor office area of 950 sq ft and a covered loading bay.

The office areas incorporate suspended ceilings, lighting, carpeting and heating and there are separate male and female toilet facilities. The factory/warehouse area has an eaves height that rises from approx. 13 ft (4m) to 19 ft (5.7m), lighting throughout, a gas fired space heater, 3 phase power and access is via a covered loading bay and loading door at the front, with a width of 13 ft 1 inch (4.0m). Private parking is provided at the front of the unit.

<b>Areas</b>	Factory/warehouse area	1,495 sq ft	(138.9 sq m)
	Ground ancillary area	273 sq ft	(25.4 sq m)
	First floor offices	950 sq ft	(88.2 sq m)
	Covered loading bay	285 sq ft	(26.4 sq m)
	<b>Total approximate floor area</b>	<b>3,003 sq ft</b>	<b>(278.9 sq m)</b>

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

## Lease

Unit 3 is available on a new full repairing and insuring lease for a term to be agreed. Flexible lease terms are available, incorporating tenants break clauses if required. Any short term lease granted will be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954. The lease also provides for an estate charge, details of this can be obtained from the joint sole agents.

## Rent

£24,000 per annum exclusive.

## Rates

Rushmoor Borough Council has verbally advised us that the Rateable Value for Unit 3 is £20,000 and the rate in the £ is 0.458 pence, therefore the rates payable for the unit, after taking into account transitional relief, for the year April 2012-April 2013, will be approx. £9,160.

## Possession and Viewing

Unit 3 is available for immediate occupation, subject to completion of legal formalities. For an appointment to view please contact the joint sole agents:



nigel.dickason@dbre.co.uk

**Emberson & Co**  
The Coach House, Alice Road  
Aldershot. GU11 1HH  
01252 329129  
howard@emberson.com

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.

# Energy Performance Certificate

## Non-Domestic Building



Unit 3  
Eastern Road  
Fairfax Industrial Estate  
ALDERSHOT  
GU12 4TU

**Certificate Reference Number:**  
0050-1998-0302-7700-8040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **103**

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	252
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	52.35

### Benchmarks

Buildings similar to this one could have rating as follows:

**34** If newly built

**90** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.