



1 Blackwater Trading Estate

Lower Farnham Road, Aldershot, GU12 4DJ

**Warehouse/Industrial Unit
with large shared yard.**

6,453 sq ft
(599.50 sq m)

- New lease
- Good location
- Lorry parking

1 Blackwater Trading Estate, Lower Farnham Road, Aldershot, GU12 4DJ

Summary

Available Size	6,453 sq ft
Rent	£67,500 per annum
Rates Payable	£24,576 per annum based on valuation from 1st April 2023
Rateable Value	£48,000
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

The subject property is a concrete portal framed warehouse unit with ancillary office areas. There is a large shared yard with lorry parking and 16 car parking spaces.

The unit benefits from a kitchen and W.C. facilities as well as a crew room.

Eaves height 3.78m rising to 5.36m

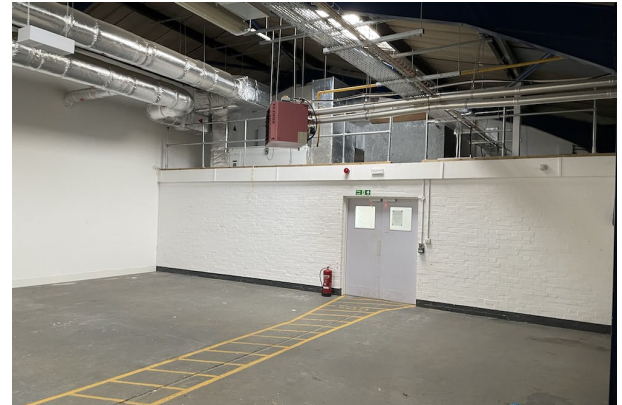
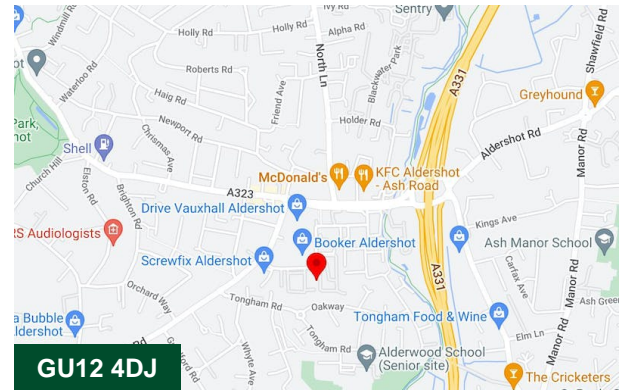
Location

1 Blackwater Trading Estate is well located in main industrial area of Aldershot, close to the A331 Blackwater Valley Relief Road and M3. Aldershot Railway Station provides a good service to the surrounding area.

The unit enjoys a prominent position adjacent to Screwfix and other surrounding occupiers include Apex Direct Mail, Veetec Motor Group and Bookers Aldershot.

Terms

The unit is available by way of a new lease for a term to be agreed.



Viewing & Further Information



Matthew Seary

01256 578049 | 07950 464618

matthew@derwenthillside.co.uk