DERWENT HILLSIDE

To Let

3-4 Blackwater Trading Estate

Blackwater Way, Aldershot, GU12 4DJ

Prominent Warehouse Premises in Aldershot. Fully Refurbished

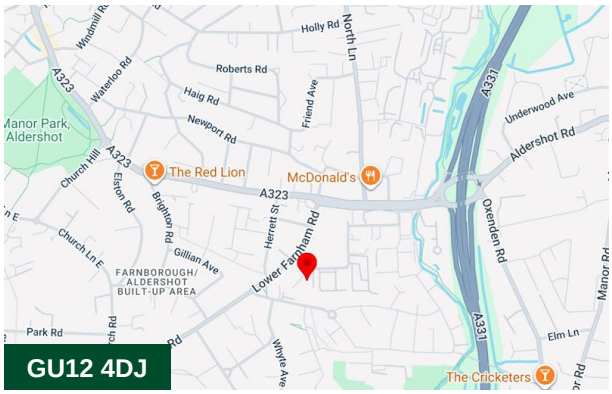
5,701 to 11,681 sq ft

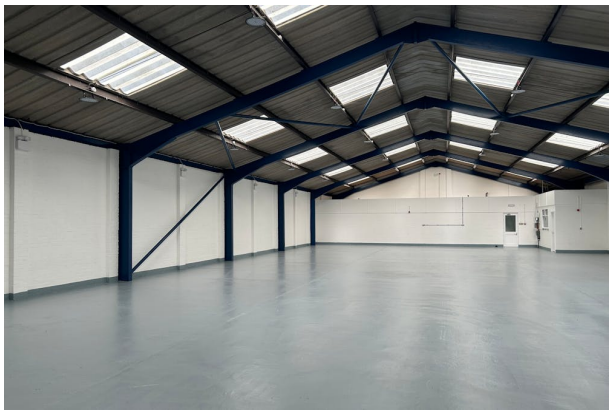
(529.64 to 1,085.20 sq m)

- Adjacent to Screwfix
- Prominent location
- Generous car parking
- 2 units
- Lorry parking bays

Summary

Available Size	5,701 to 11,681 sq ft
Rent	£14 per sq ft
Rates Payable	£53,002.50 per annum If let individually the rates will need to be reassessed and may change.
Rateable Value	£95,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C





Description

A pair of prominent warehouse units which are available individually or as a pair. The units benefit from an eaves height of 4m rising to 6m.

There is good quality office accommodation facing Lower Farnham Road and to the rear is a shared yard. Each unit has 2 roller shutter doors facing on to the yard. In addition to the car parking each unit benefits from a lorry parking space within the yard.

Location

Blackwater Trading Estate is set in a prominent location on the corner of Lower Farnham Road and in the main industrial area of Aldershot. There is good access to the A331 Blackwater Valley Relief Road and thence to the M3 and A31/A3.

Aldershot Railway Station provides a good service to the local area and to London Waterloo.

Neighbouring occupiers include Screwfix and Booker Wholesale with Sainsbury's, McDonalds and KFC in close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	5,701	529.64	Available
Unit - 4	5,980	555.56	Available
Total	**11,681**	**1,085.20**	

Viewings

Strictly by appointment with the sole agents

Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

Terms

A new lease is to be granted for a term to be agreed. Further details are available on application.

Viewing & Further Information

Matthew Seary
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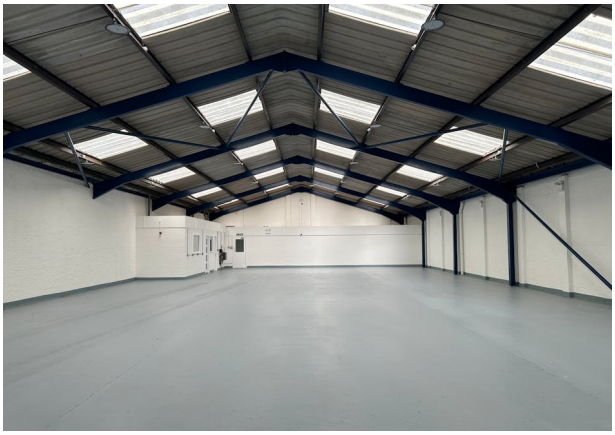

1 - 5 Blackwater
Trading Estate
1 Euro Frozen Foods Ltd
2 Screwfix
3 TO LET - Derwent Hillside 01252 578049
4 TO LET - Derwent Hillside 01252 578049
5 Lakeland Commercial Window Systems Ltd
Owned and managed by
Glen House Estates Ltd
01428 607 771
info@glengrp.co.uk
SCREWFIX
ENTRANCE