

Owen Isherwood
CHARTERED SURVEYORS

Unit B Manawey Industrial Estate, Holder Road, Aldershot, GU12 4RH

TO LET | 1,110 TO 4,210 SQ FT (103.12 TO 391.12 SQ M)

Versatile two-storey commercial space in a bustling light-industrial estate.

- 15’ 9” to eaves (4.72 m)
- 3-phase electricity
- Warm air, gas fired heater in the warehouse
- Rear roller shutter door
- Offices, open plan with suspended ceilings
- Further offices possible on the ground floor
- On-site car parking for a total of 9 cars.
- Separate male & female toilets



Location

The property forms part of the Manawey Industrial Estate in Holder Road in an established industrial location approximately two miles east of Aldershot Town Centre and mainline railway station. The property has very good access to the Blackwater Valley Relief Road (A331), with links to the M3 and A31 near Farnham within four miles of the Aldershot junction. Aldershot is mid-way between Farnborough and Farnham.

Description

The property comprises part of a terrace of similar industrial/warehouse units with first-floor office space.

The property is of steel portal frame construction, with elevations of brick and plastic coated profile sheet cladding.

The first-floor offices have air conditioning.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	3,100	288	Available
1st	1,110	103.12	Available
Total	**4,210**	**391.12**	

Terms

New Lease

Rent

£55,000 per annum

Rates & Charges

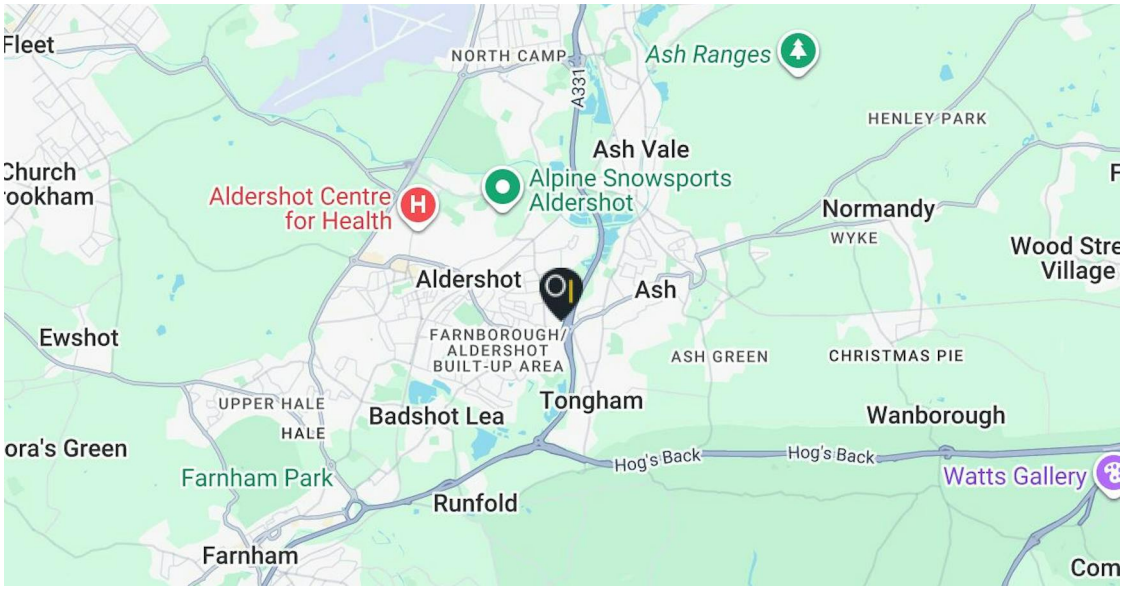
Rateable value: £25,250
Rates payable: £10,908 per annum

EPC

D (96)

Legal costs

Each party to bear their own legal costs incurred in the transaction.







Contact

Peter Bellion
T: 01483 300 176
M: 07905 419795
E: pab@owenisherwood.com

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated