Owen Isherwood
CHARTERED SURVEYORS

# Unit 9 Stubs Industrial Estate, Hollybush Lane, Aldershot, GU11 2PX

**TO LET | 22,433 SQ FT (2,084.09 SQ M)**

## Hard-surfaced open storage land

- Well-Established Industrial Location
- Excellent Connection to the M3, A3 and M25
- B8 Storage & Distribution Use
- HGV-Friendly Internal Road Network

## Location

The subject site is located within the well-established Stubs Industrial Estate situated along the busy A331 between Aldershot and Ash Vale which places it within a well-recognised industrial corridor. The site benefits from excellent road access with the M3 and A3 being accessible within a 20-minute drive and the M25 a 25-minute drive. The nearby rail station of Ash operates services to Aldershot and Woking on an hourly basis.

## Description

Unit 9 comprises of over 22,000 sq ft of open storage land, suitable for a variety of commercial and industrial uses. The site benefits from security perimeter fencing and is accessed via internal estate roadways suitable for HGV's, delivery vehicles, and general commercial traffic.

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Unit - 9 | 22,433 | 2,084.09 |
| **Total** | **22,433** | **2,084.09** |

## Terms

New Lease

## Rent

£4 per sq ft

## Rates & Charges

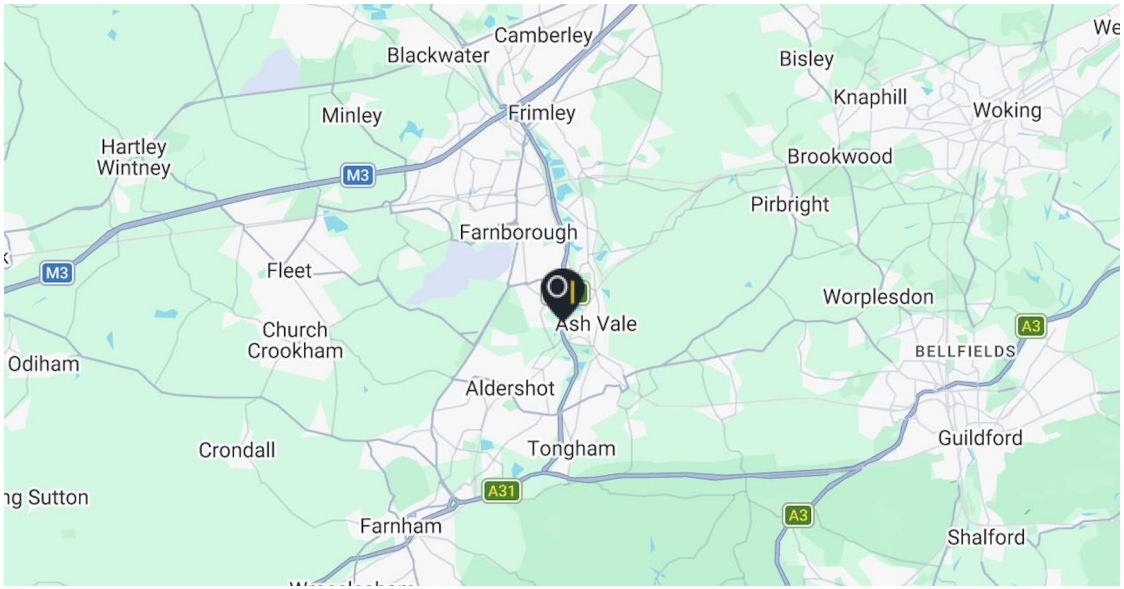
Rateable value: £29,750
Rates payable: £12,852 per annum

## EPC

EPC exempt - No building present

## Legal costs

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



## Contact

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