

Owen Isherwood
CHARTERED SURVEYORS

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

TO LET | 2,210 SQ FT (205.32 SQ M)

Warehouse & Office Unit

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

An end of terrace unit providing ground floor trade and warehouse area with full height roller shutter door and first floor offices currently being refurbished. The warehouse has an eaves height of 5m. The first-floor office has a fitted kitchen and toilets as well as storage.

The unit has 5 car parking spaces.

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	1,350	125.42
1st	Office	860	79.90
Total		**2,210**	**205.32**

Terms

New Lease

Rent

£32,000 per annum

Rates & Charges

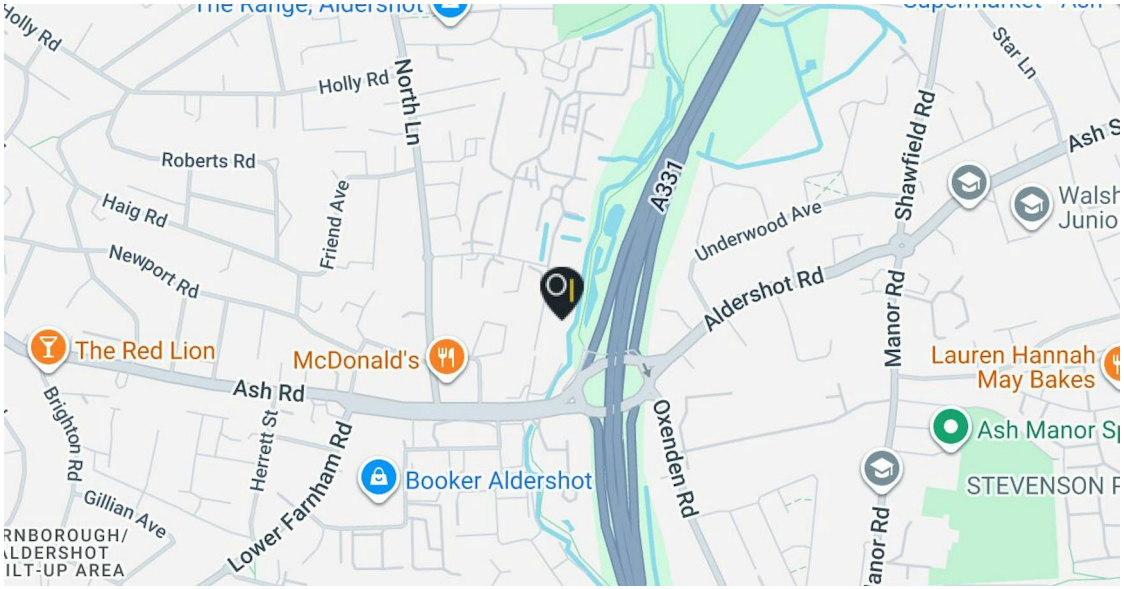
Rateable value: £15,500

EPC

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Legal costs

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







Contact

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