ParkSteele
Chartered Surveyors & Commercial Property Agents
01252 717979

TO LET

STUDIO/ OFFICES

Would Suit Various Office, Leisure, Clinic, Health and Welfare Occupiers



GATE OFFICE
BLACKNEST INDUSTRIAL ESTATE
BLACKNEST
GU34 4PX

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: The premises are located at the front of Blacknest Industrial Estate, immediately off Blacknest Road.

Blacknest Industrial Estate is a popular and well established industrial estate located just outside the village of Bentley and close to the mainline station, which provides a fast and regular service to London (Waterloo). Alton and Farnham town centres are both within easy reach and offer a good range of shopping, social and recreational facilities together with mainline stations.

There are local shops with pub and restaurant in Bentley. Also The Barn Owl pub/ restaurant along the road on the corner of Binsted Road

The A31 connects to the A3 and the M3 with the national motorway network beyond. The A325 going south also connects directly to the A3.

DESCRIPTION: The premises comprise a Detached, Self-Contained Studio/Office suitable for various purposes, including office, light assembly, clinic and leisure uses. The floor areas measured IPMS-3 are:

Ground Floor	23.40 SQ M	(252 SQ FT)
First Floor	22.40 SQ M	(241 SQ FT)
Total	**45.80 SQ M**	**(493 SQ FT)**

AMENITIES:

* Carpeted, Heated, Cooling Cassettes and Lit
* WCs on Each Floor
* Kitchenette and Shower
* Disabled Access
* On Site Parking for Five/Six Cars

TENURE: A flexible new, Full Repairing and Insuring Lease is available for a term by arrangement

RENT: £7,500 per annum exclusive.
The property is elected for VAT and accordingly this will be applicable to the Rent.

RATES: Rateable Value £6,100 payable at in the 43.2p in the £ (2026/2027)
Small Business Rates Relief should be available making these premises exempt for qualifying occupiers

EPC: TBA

VIEWING: By appointment through **Park Steele 01252 717979**.

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction





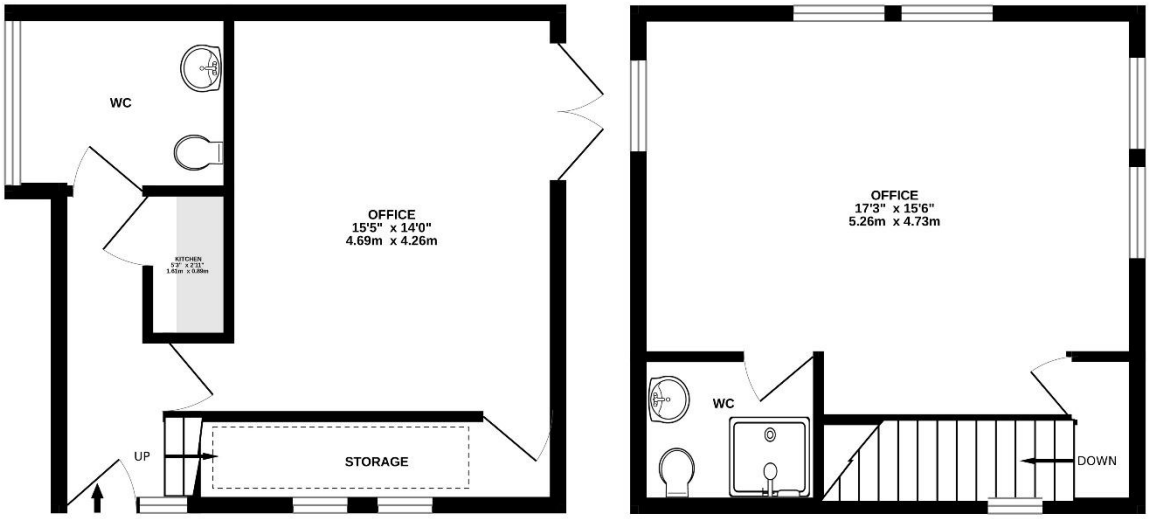












GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.

1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.

TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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