Office

TO LET

CURCHOD&CO



4A Blacknest Industrial Estate

Alton, GU34 4PX

Self contained two storey office building

1,243 sq ft

(115.48 sq m)

- Air conditioning throughout
- 11 parking spaces
- Kitchen and break out area
- Open plan first floor
- Established business location

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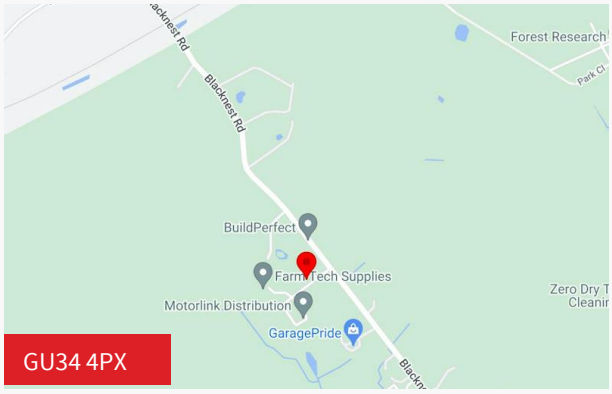
Summary

Available Size	1,243 sq ft
Rent	£12,500 per annum
Rates Payable	£8,640 per annum Based on April 2026 Valuation
Rateable Value	£20,000
EPC Rating	D (88)





Description

The office is configured as a two storey building, with reception on the ground floor along with 2 partitioned offices, and a kitchen/break out area. The first floor is open plan with one small meeting room, along with WCs. The office benefits from air conditioning throughout, along with a mixture of fluorescent and LED lighting. The unit benefits from 11 allocated parking spaces.

Location

The property is situated on the well established Blacknest Industrial Estate, which is approximately 1.5 miles from Bentley village and close to Bentley railway station which provides a link to London Waterloo.

Bentley is situated on the A31 4 miles south of Farnham therefore giving easy access to the M3/M25 via the A331 and A3.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	666	61.87	Let
1st	577	53.61	Let
Total	**1,243**	**115.48**	

Terms

A new lease is available directly from the landlord for a term to be agreed. Rent quoted is exclusive of service charge, business rates, utilities and VAT.

Viewing & Further Information

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