Industrial / Warehouse

TO LET

CURCHOD&CO



5B Blacknest Industrial Estate

Alton, GU34 4PX

Refurbished industrial unit on established estate with two loading doors

4,037 sq ft

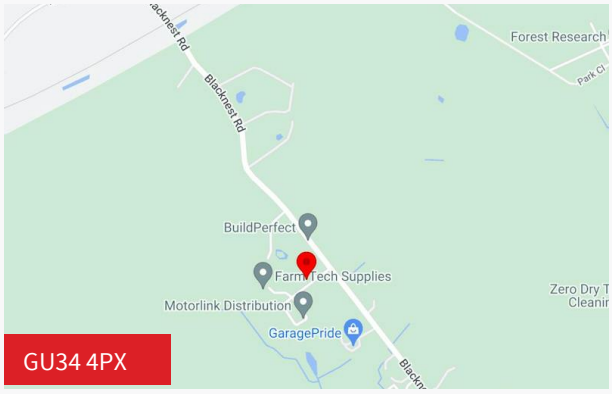
(375.05 sq m)

- Modern, refurbished industrial unit
- Two full height loading doors
- 6m minimum eaves
- LED lighting
- Excellent car parking provision
- Established industrial estate

5B Blacknest Industrial Estate, Alton, GU34 4PX

Summary

Available Size	4,037 sq ft
Rent	£48,500 per annum
Rates Payable	£27,360 per annum Based on April 2026 Valuation
Rateable Value	£57,000
EPC Rating	C (60)







Description

The available unit comprises of a single storey industrial/warehouse unit with a minimum eaves height of 5.9m rising to 7.6m at the apex. There is LED lighting throughout, along with a toilet and kitchenette. The unit also benefits from a three phase power supply, two full height electrically operated loading doors and an external area to the rear which could be used for additional storage.

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. The estate has easy access to the M3/M25 via Farnham and the A3 via Bordon.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,037	375.05	Let

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

Alex Blown
01483 730060 | 07570 682196
ablown@curchodandco.com

Nick Reeve
01252 710822
nreeve@curchodandco.com

More properties @ curchodandco.com

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Fire exit

