



Blacknest House

Blacknest Industrial Estate, Alton, GU34 4PX

**High quality offices available
on flexible terms**

468 to 2,000 sq ft
(43.48 to 185.81 sq m)

- Ample natural light
- Air conditioning
- LED lighting
- Suspended ceilings
- Carpeted floor
- Kitchen facility
- 2x WC's
- Shower facility
- Available immediately

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Summary

Available Size	468 to 2,000 sq ft
Business Rates	N/A
Service Charge	£2.90 per sq ft
EPC Rating	C (57)

Description

Blacknest House offers high quality first floor office space, available immediately and suitable for a range of occupiers. The accommodation provides a bright and professional working environment, with ample natural light throughout. The offices are finished to a high specification, including air conditioning, LED lighting, suspended ceilings and carpeted flooring, creating comfortable and contemporary space ready for occupation.

The floor benefits from shared W/C's and kitchen facilities, as well as a shower for added convenience. There is also access to a communal patio area outside, providing useful breakout space for staff. The first floor is available either as a whole or on a suite-by-suite basis, offering flexibility for businesses seeking anything from individual offices to a larger, self-contained floor.

Location

The property is situated on the north-eastern side of Blacknest Industrial Estate, just north of Blacknest village, with direct access to the A31 providing convenient connectivity. The location offers straightforward access to surrounding towns and transport routes.

Blacknest lies approximately 4 miles from Bordon, 7 miles from Alton and 5 miles from Farnham, placing it within easy reach of a strong local workforce catchment and a range of nearby amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 1	638	59.27	Available
1st - Suite 2	894	83.06	Available
1st - Suite 3	468	43.48	Available
Total	2,000	185.81	

Terms

The accommodation is available on the basis of a new lease for a length of term to be agreed.

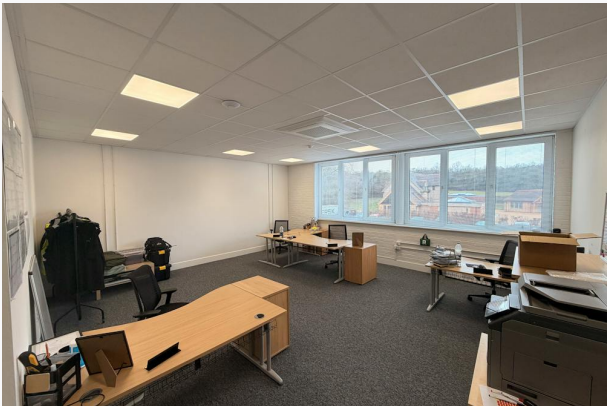
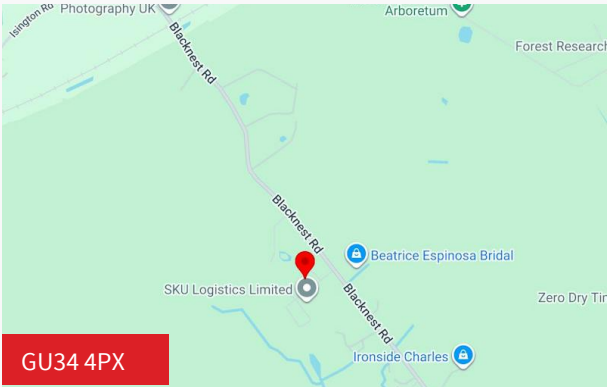
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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