Industrial / Warehouse

TO LET

CURCHOD&CO

3 Elliott Park

Eastern Road, Aldershot, GU12 4TF

Industrial/warehouse unit

2,467 sq ft

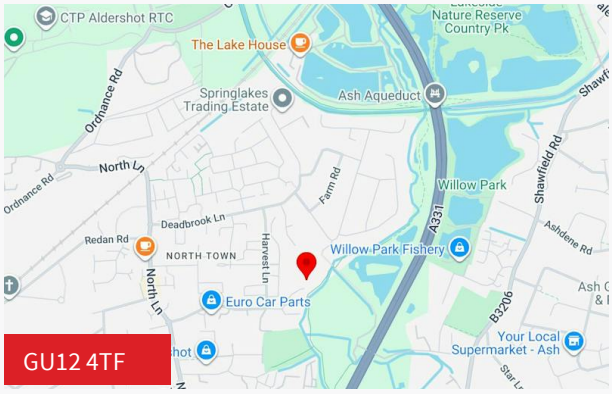
(229.19 sq m)

- Minimum eaves 5.2m/maximum eaves 7.7m
- Three phase power/gas
- First floor office
- 8 parking spaces
- Male & female WC's
- Warehouse heating and lighting
- CCTV

3 Elliott Park, Eastern Road, Aldershot, GU12 4TF

Summary

Available Size	2,467 sq ft
Rent	£39,472 per annum
Rates Payable	£13,098.75 per annum
Rateable Value	£26,250
Service Charge	Ad hoc
EPC Rating	D (98)



Description

The semi detached unit is of steel portal frame construction with facing brick external walls and profile metal cladding. Internally the unit benefits from industrial/warehouse use to the ground floor, three phase power and male/female wc's. There is a pleasant office on the first floor benefitting from good natural light. There is currently a gas heating system throughout, by way of radiators in the office and a large warehouse heater. Offices/workshops have been provided in the warehouse with mezzanine space over. This can be retained or removed as required.

The unit has ample parking with 8 allocated spaces.

Location

The property is situated at the end of Eastern Road, itself being accessed via North Lane which is the main established industrial area of Aldershot.

The Blackwater Valley Relief Road is situated close by which provides a dual carriageway link north to Junction 4 of the M3 at Frimley and south to the A31 at Farnham. Aldershot mainline railway station (London Waterloo 45 minutes) is within a short drive.

Terms

Available by way of a sublease until June 2028 or a new lease is available for a term to be agreed.

The rent is quoted exclusive of business rates, building insurance, estate charge and VAT (if applicable).

Anti Money Laundering

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

Legal Costs

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

Viewing & Further Information

David Bowen
01276 682501 | 07836 544565
dbowen@curchodandco.com

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 15/10/2026