Industrial / Warehouse

TO LET

CURCHOD&CO



5 Brook Trading Estate

Deadbrook Lane, Aldershot, GU12 4XB

Industrial/warehouse unit with secure yard

9,090 sq ft

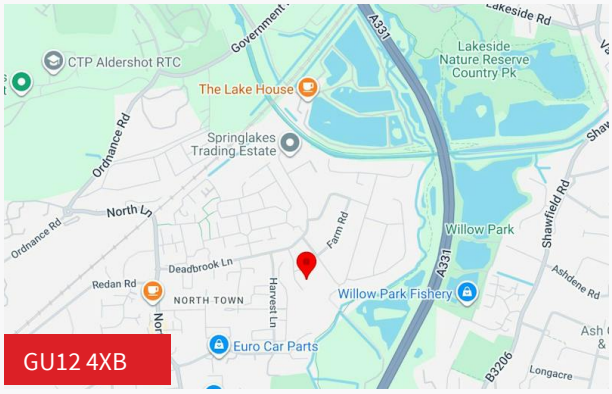
(844.49 sq m)

- Excellent parking provision
- Comprehensively refurbished
- Electric loading door
- Secure yard
- Three phase power
- Eaves height 4.77m
- EV dual charger

5 Brook Trading Estate, Deadbrook Lane, Aldershot, GU12 4XB

Summary

Available Size	9,090 sq ft
Rent	Rent on application
Rates Payable	£43,920 per annum
Rateable Value	£91,500
EPC Rating	B (30)



Description

The property comprises an end of terrace industrial/warehouse unit constructed of traditional steel portal frame with brick elevations. The property has been comprehensively refurbished. Offices are provided at first floor level and benefit from new UPVC windows, AC and LED lighting.

A self contained yard area is provided to the side of the property with additional loading doors having been added to access the industrial/warehouse area.



Location

The property is situated in Brook Trading Estate off Deadbrook Lane accessed via North Lane. North Lane provides easy access to the A331 Blackwater Valley Relief Road serving both Junction 4 of the M3 motorway to the north and the A31 Hogs Back and in turn A3 to the south.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Industrial	8,337	774.53
1st - Office	753	69.96
Total	**9,090**	**844.49**

Terms

The property is available by way of a new full repairing and insuring lease for a 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 costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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