

TO LET

Unit 1 Blackwater Park, Aldershot,
Hampshire GU12 4PQ



www.TLRE.co.uk



Modern HQ Style
Logistics/Warehouse

21,810 sq ft

Unit 1 Blackwater Park, Aldershot, Hampshire GU12 4PQ

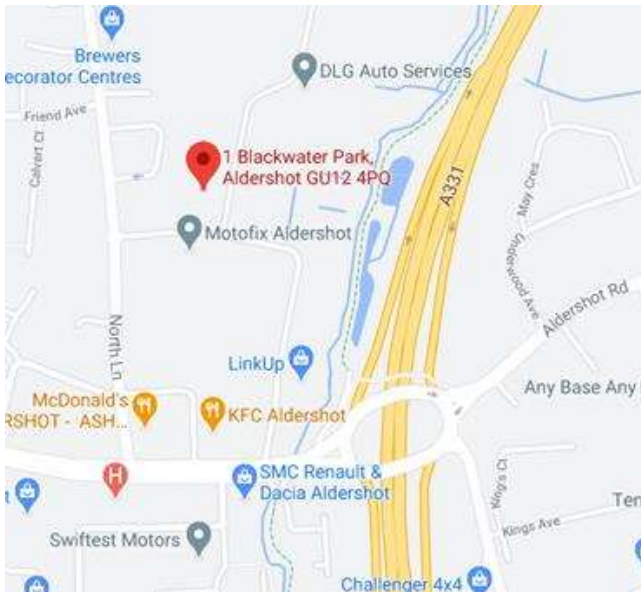


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Description

The property is located in Blackwater Park, an established industrial/logistics destination in Aldershot. The self-contained HQ style unit benefits from dedicated office parking and a secure yard to the rear. The premises are currently arranged with ground and first floor offices and warehouse accommodation with 2 loading doors. The unit is of steel portal frame construction with profile cladding to the external elevations and an eaves height of 7.7m rising to 9.5 at the apex. The rear yard has a generous depth of 39m. The offices have lift access to the first floor, suspended ceilings, carpeting and are heated. WC's are located on each floor.

Location



Blackwater Valley is located in a strategic location, in Aldershot within the established Blackwater Valley industrial/logistics area.

The scheme is located to the east of Aldershot town centre close to the **A331** providing access to Farnham, Frimley, Farnborough and Camberley. Many of these towns have specialisms in the aero industrial sector, being close to Farnborough aerodrome which hosts the annual air show.

The unit is approximately $\frac{1}{4}$ mile from the **A331** which links to both the **M3**, junction 4 (6 miles) and **A31** (1 mile). The M25 lies only 20 miles to the east.

Aldershot mainline station has services into Guildford and Waterloo and is approximately $\frac{1}{2}$ mile away. Local bus services have stops also within $\frac{1}{4}$ mile of the unit.

Accommodation

Ground Floor	16,425 sq ft (1,526 sq m)
Warehouse/reception	
First floor offices	5,385 sq ft (500 sq m)
Total	21,810 sq ft (2,026 sq m)

Terms

The unit is available on a new lease to be agreed, direct from the landlord.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Occupiers are invited to make their own enquiries.

EPC's

Available on request.

Stripe Street - Cormac McNabb

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