



Commercial + Industrial Surveyors
Valuers • Development Consultants

ALDERSHOT - INDUSTRIAL BUILDING & YARD TO LET

4,863 sq ft (451.75 sq m)

Site area – 0.218 acres (0.008 hectares)



UNIT 19, BLACKWATER WAY, ALDERSHOT, HANTS, GU12 4DN

TEL: 01252 329129

First Floor, 4 Castle Street, Farnham Surrey GU9 7HR

www.emberston.com

LOCATION

The property is located less than five minutes' drive from the Blackwater Valley Relief Road which links Aldershot to Junction 4 of the M3 and the Hog's Back A31. Blackwater Way is an established industrial area where a variety of commercial and industrial users are located. Aldershot's main line railway station provides a frequent service to London Waterloo (50 minutes).

DESCRIPTION

The property comprises a detached industrial unit on a site of approximately .218 acres (0.008 hectares) with a direct frontage to Blackwater Way. The building is of steel frame construction with profile clad elevations under a pitched roof.

ACCOMMODATION

The accommodation can be summarised as follows:-

Ground Floor

Main factory	2,831 sq ft	(263.00 sq m)
Side extension	788 sq ft	(73.18 sq m)
Factory mezzanine	900 sq ft	(83.57 sq m)

First Floor

Offices	345 sq ft	(32.00 sq m)
	4,863 sq ft	(451.75 sq m)

Yard and parking area	6,139 sq ft	(570.33 sq m)
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LEASE

The property is available on a 5-10 year full repairing and insuring lease with 5 yearly upward only open market rent reviews.

RENT £65,000 per annum exclusive of rates and annual building insurance.

VAT

There is no VAT chargeable on the letting of this property.

BUSINESS RATES

The property is subject to a rateable value of £34,250 (Standard UBR 2025/26 – 51.2p in the £).

ENERGY PERFORMANCE CERTIFICATE No 0080-3941-0385-1400-2054 Grade G

LEGAL COSTS

Each party is to be responsible for its own legal costs.

VIEWING

Strictly by appointment with the Sole Agents:- Emberson & Co – Tel 01252-329129 email julie@emberson.com

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