



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.emberson.com](http://www.emberson.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)
	<b>4,863 sq ft</b>	<b>(451.75 sq m)</b>

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

The property is available to let on a new 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 1760-6942-6278-5793-5814 Grade C

## 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](mailto:julie@emberson.com)

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