

# FULL HEIGHT WAREHOUSE/INDUSTRIAL UNIT WITH SECURE YARD/PARKING AREA



TO LET **\*NOW REFURBISHED\***

**9,090 ft<sup>2</sup> (844.5 m<sup>2</sup>) PLUS YARD WITH PARKING  
OF APPROX 6,500 ft<sup>2</sup> **£15.50 ft<sup>2</sup>****

**UNIT 5 BROOK TRADING ESTATE,  
DEADBROOK LANE, ALDERSHOT, GU12 4XB**

**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

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- ▶ **Excellent Reserved Car Parking Provision**
- ▶ **Secure 6,500 ft<sup>2</sup> Yard to the Side**
- ▶ **3 x Full Height Loading Doors**
- ▶ **Built First Floor Offices**
- ▶ **3 Phase Power**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

Brook Trading Estate is situated off of Deadbrook Lane, which is accessed via North Lane, this area has been regenerating over recent years, much due to the excellent access onto the A331 Blackwater Relief Road serving both Junction 4 of the M3 Motorway, and the A31 Guildford to Farnham Dual Carrigeway.

## DESCRIPTION

Unit 5 is an end terrace industrial unit located on this popular industrial estate. The unit is constructed of brick/blockwork and part cladding, over a steel portal frame. The building offers a minimum eaves height of 4.8 metres, increasing to around 6 metres at the roof apex. Internally there are built offices to the first floor. Externally the premises has 3 x full sized electrically operated loading doors, 2 to the side, one at the front which approximately 5 metres in height, and 4.6 metres in width.

The property has been refurbished which includes replacement windows and front door, re-painted warehouse floor, refitted offices, toilets and kitchenette etc.

To the side there is a gated secure yard with some of the unit's allocated parking contained within it, the yard/parking is approximately 6,500 ft<sup>2</sup> overall.



## ACCOMMODATION

Approximate measurements in accordance with the RICS Code of Measuring Practice on a Gross Internal basis.

Ground Floor Area	8,340 ft <sup>2</sup>	(774.8 m <sup>2</sup> )
First Floor Area	750 ft <sup>2</sup>	( 69.7 m <sup>2</sup> )
<b>Total Area</b>	<b>9,090 ft<sup>2</sup></b>	<b>(844.5 m<sup>2</sup>)</b>
<b>Enclosed Yard/Parking Area approx.</b>	<b>6,500 ft<sup>2</sup></b>	<b>(603 m<sup>2</sup>)</b>



## TERMS

The unit is available by way of a new Full Repairing and Insuring lease with length of term by agreement.

## RENT

On the built space a rent of £15.50 ft<sup>2</sup>, which computes to around £141,000 plus VAT pax. Please note that these rents exclude VAT and all other outgoings.

## SERVICE CHARGE

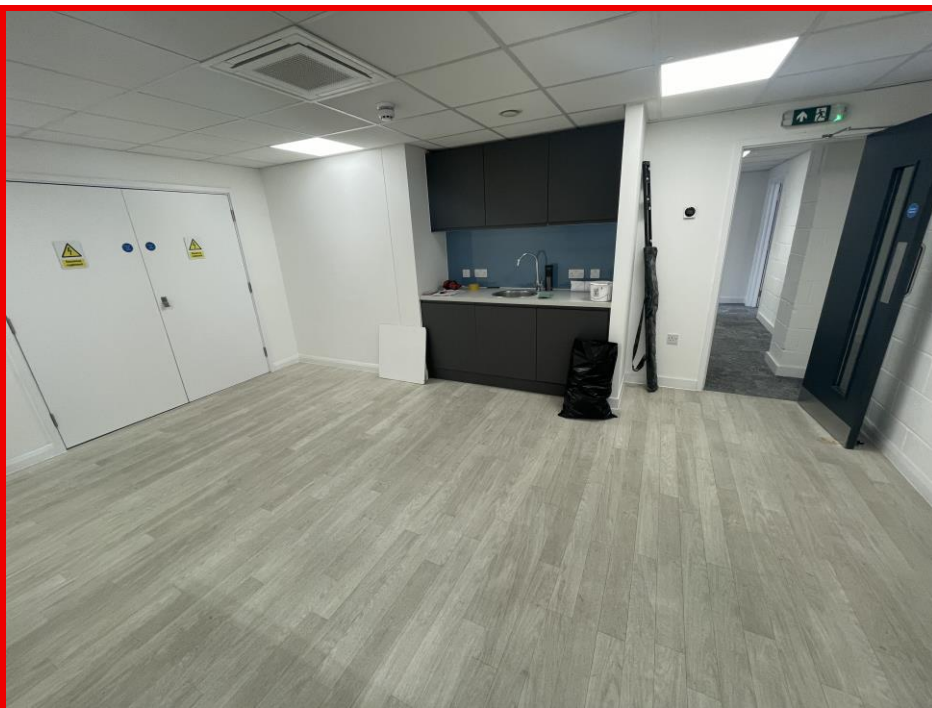
To be confirmed.

## BUSINESS RATES

A rateable value of £91,500 calculated at £0.48 pence in the pound gives rates payable figure of £43,920 for the year March 2026/2027.



First Floor Offices plus kitchenette



Ground Floor Kitchen/Staff Room or perhaps the Warehouse Manager's Office

## ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

C

51 C

### VIEWING

Strictly by appointment with the agent:-

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### REF

12/018C – Unit 5