

INDUSTRIAL/WAREHOUSE UNITS

TO LET

2,710 - 5,799 ft² (252 - 539 m²)



UNITS 9 & 10 REDAN HILL INDUSTRIAL ESTATE, REDAN ROAD, ALDERSHOT, HAMPSHIRE, GU12 4SJ

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- ▶ **Industrial Premises with Good Height can be taken as one, or individually**
- ▶ **Generous Loading Areas and Unit Reserved Parking Spaces**
- ▶ **Units with Mezzanine Office/Storage Floors**
- ▶ **Different Layout Configurations to Each Unit**
- ▶ **Full Sized Loading Doors**
- ▶ **Industrial Estate has Excellent Turning and Loading Space**

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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

Redan Road is located within a few minutes drive of Aldershot Town Centre, and a short drive from North Lane giving excellent access to the A331 Blackwater Relief Road which serves Junction 4 of the M3 Motorway to the North and the A31 Guildford – Farnborough Road to the South.

DESCRIPTION

The estate is believed to have been constructed within the early 1980's, and offers both industrial and warehouse companies an estate that is both relatively quiet, but conveniently located. The development when constructed clearly had large lorries and HGVs in mind to use it, with good turning and loading space, and parking allocations and individual loading areas for each unit.

Units 9 & 10, can be taken as one, as they have openings at both ground and first floor levels, but our client will also give consideration to splitting the units into two stand alone units. Each Unit has mezzanine floors, but both are very different in their design and configuration, and to this end we recommend that interested parties should inspect the units in order to see how the buildings can work for their company's intended use.

The main industrial areas offer good sized rectangle space measuring 13.3 metres in length and approximately 5.6 metres in width. The loading doors are the folding composite panel type, and are approximately 3 metres in width and 3.7 metres in height.

- Private car park – Exact number of reserved parking spaces per unit to be confirmed
- Loading areas to both units
- Mezzanine Floors
- Ideal for a Trade Counter Use or Similar Uses
- Toilet and kitchen facilities

ACCOMMODATION

Measured on an approximate gross internal basis (GIA).

Unit 9

Warehouse/Industrial Area	153 m ²	1,647 ft ²
Offices and Ancillary Space	134 m ²	1,442 ft ²
Total	287 m²	3,089 ft²

Unit 10

Warehouse/Industrial Area	154 m ²	1,655 ft ²
Offices and Ancillary Space	98 m ²	1,055 ft ²
Total	252 m²	2,710 ft²
Total Area Overall	539 m²	5,799 ft²

LEASE & RENT

The building/s are available by way of a new full repairing and insuring lease/s with length of term by agreement at a rent of £30,000 pax per unit, or if both units are taken together £55,000 pax.

SERVICE CHARGE & BUILDINGS INSURANCE

Further information on application.

VAT

We understand that VAT will not be charged on the rent.

LEGAL COSTS

Each party to pay their own legal costs in the matter.

BUSINESS RATES

A rateable value of £32,500 which will equate to rates payable of approximately £16,218, however, we always recommend that interested parties speak to Rushmoor Borough Council for confirmation and/or more detailed information on 01252 398398. **If the units are split into two individual units, then the business rates will need to be re-assessed.**

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Sole Agent:**

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