

FULLY  
REFURBISHED

# 3 nexus park

LYSONS AVENUE, ASH VALE GU12 5QE

INDUSTRIAL / WAREHOUSE

**22,062 SQ FT**  
(2,049.63 SQ M)

**TO LET**



GENEROUS  
ON SITE  
CAR PARKING



LARGE  
SECURE  
YARD



7M HEIGHT  
TO UNDERSIDE  
OF HAUNCH



37.5 KN/M²  
FLOOR  
LOADING



THREE PHASE  
POWER  
SUPPLY



ELECTRICALLY  
OPERATED  
LOADING DOORS



EXCELLENT  
TRANSPORT  
LINKS



A31/A3  
Aldershot  
Farnham  
Guildford  
←

Farnborough ↑

M3  
J4  
Camberley  
→

A331

A331

Hollybush Lakes

Blackwater River

North Camp

# location

Nexus Park is strategically located within approximately 0.3 miles of the Farnborough / Ash Vale junction of the Blackwater Valley Relief Road (A331) on the Surrey / Hampshire borders in Ash Vale, Surrey.

The Blackwater Valley Relief Road provides a dual carriageway link between the M3 at Junction 4 (and thereafter the National Motorway Network via the M25) and the A31, which in turn joins the A3 at Guildford. Within walking distance of Nexus Park are Ash Vale and North Camp railway stations.



TESCO  
Express

B3411

Ash Vale

FRIMLEY ROAD

B3411



# description

Nexus Park comprises a development of three self contained industrial/warehouse units of traditional construction, with attractive brick and glazed office elevations within a landscaped setting, and yet in the heart of an established commercial area. Unit 3 benefits from excellent on site parking and a secure yard. The unit has been finished to a high standard incorporating fully fitted offices at first floor level with a full height, spacious reception area.

# accommodation

The accommodation measured on a gross external basis is comprised as follows:

	SQ FT	SQ M
GROUND FLOOR WAREHOUSE	19,347	1,797.40
FIRST FLOOR OFFICES	2,715	252.23
TOTAL	22,062	2,049.63

# epc rating

C (65)

# terms

The unit is available by way of a new lease for a term to be agreed.

# legal costs / VAT

Each party to be responsible for the payment of their own legal fees incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.



# anti money laundering

To comply with Anti Money Laundering regulations, Curchod & Co and Jones Lang LaSalle undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.





## viewing & further information



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## travel distances by road

A331	0.3 miles
Central Farnborough	2 miles
M3 J4	3.5 miles
A31	3.8 miles
Guildford	9.9 miles
M25 J12	15 miles
M4 J10	15.9 miles

## train journey times

From	To	Travel Time
North Camp	Reading	25 minutes
North Camp	Guildford	13 minutes
North Camp	Gatwick	59 minutes
Ash Vale	London Waterloo	42 minutes
Farnborough	London Waterloo	35 minutes
Farnborough	Southampton	59 minutes

