



## Hard-surfaced open storage land

- Well-Established Industrial Location
- Excellent Connection to the M3, A3 and M25
- B8 Storage & Distribution Use
- HGV-Friendly Internal Road Network



## Location

The subject site is located within the well-established Stubs Industrial Estate situated along the busy A331 between Aldershot and Ash Vale which places it within a well-recognised industrial corridor. The site benefits from excellent road access with the M3 and A3 being accessible within a 20-minute drive and the M25 a 25-minute drive. The nearby rail station of Ash operates services to Aldershot and Woking on an hourly basis.

## Description

Unit 9 comprises of over 22,000 sq ft of open storage land, suitable for a variety of commercial and industrial uses. The site benefits from security perimeter fencing and is accessed via internal estate roadways suitable for HGV's, delivery vehicles, and general commercial traffic.

## Accommodation

Name	sq ft	sq m
Unit - 9	22,433	2,084.09
<b>Total</b>	<b>22,433</b>	<b>2,084.09</b>

## Terms

New Lease

## Rent

£4.50 per sq ft

## Rates & Charges

Rateable value: £29,750

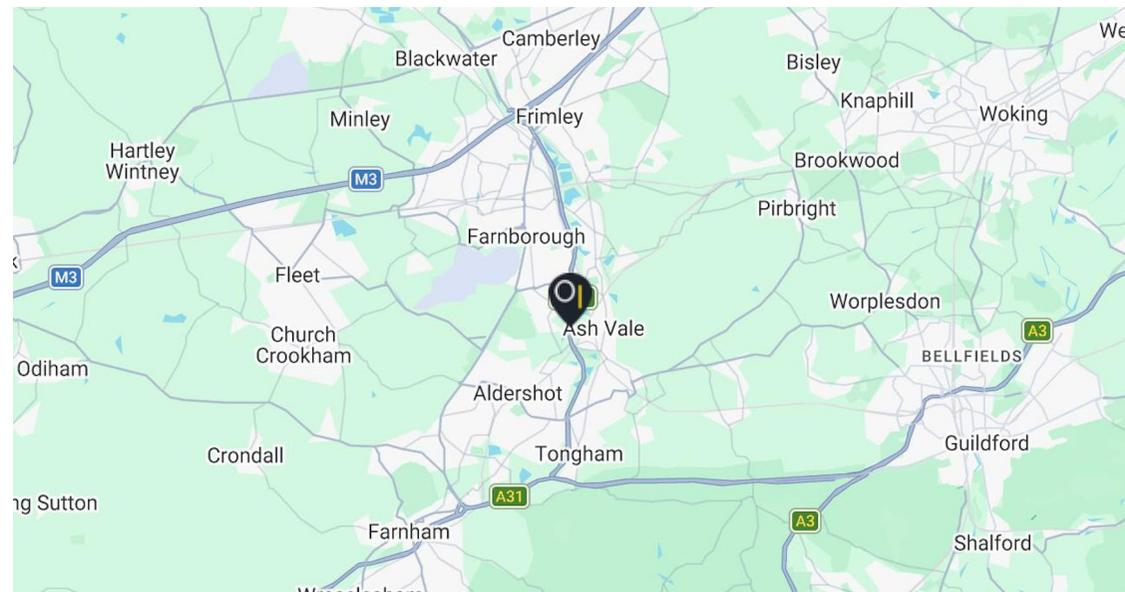
Rates payable: £12,852 per annum

## EPC

EPC exempt - No building present

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

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