

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**



Units 3 / 3b, Holder Road, Aldershot, GU12 4RH

Industrial / warehouse units on established Trading Estate

Summary

| | |
|-----------------------|---|
| Tenure | To Let |
| Available Size | 3,565 to 11,900 sq ft / 331.20 to 1,105.55 sq m |
| Rent | £30,000 per annum From |
| Rates Payable | £31,912.50 per annum |
| Rateable Value | £57,500 |
| EPC Rating | Upon enquiry |

Key Points

- Available separately, or as a whole
- Individual loading doors
- Good quality mezzanine floors
- Secure gated site
- Good on-site parking

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DESCRIPTION

Units 3 & 3b Holder Road are currently interconnecting units which can be taken as a whole, or separate units.

Unit 3 extends to approx. 5,810 sq ft of industrial / warehouse space, which includes front offices of 980 sq ft, and a substantial mezzanine floor across the rear of the building of 2,525 sq ft, which is currently laid out as warehousing space.

This unit has the benefit of a side loading door, and is presented in good internal condition with heating, lighting etc. This unit has the benefit of a private parking area to the front of the building, with additional side parking to the entrance road.

Unit 3b is located at the rear, having a ground floor area of 1,865 sq ft, with a substantial mezzanine floor of 1,700 sq ft, together with the benefit of a roller shutter loading door and private entrance at the rear, with allocated yard / parking area, within a secure gated area.

The units are available shortly, either as separate, or as a whole.

ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Total /sq ft | Availability |
|----------------|---------------|-----------------|--------------|--------------|
| Unit - Unit 3 | 8,335 | 774.35 | - | Available |
| Unit - Unit 3b | 3,565 | 331.20 | - | Available |
| Total | 11,900 | 1,105.55 | | |

TERMS

Available on new lease terms, to be agreed.

RENTS

Unit 3 - £74,000 per annum exclusive.

Unit 3b - £30,000 per annum exclusive.

BUSINESS RATES

The site is currently assessed as a whole, with a rateable value of £57,500 per annum.

Rates payable - £31,912.50.

In the event that the units are taken separately, the business rates will be revised accordingly.

AVAILABILITY

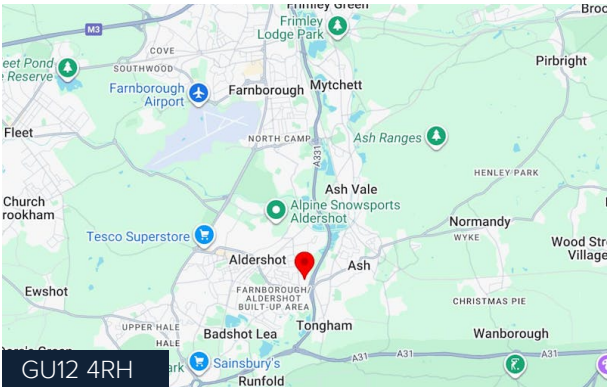
Both units will be available shortly. upon completion of legal formalities.

EPC

Upon application.

LEGAL COSTS

Each party to pay its own legal costs incurred in the transaction.



Viewing & Further Information

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