

## UNIT 3

CHRISTY ESTATE | IVY ROAD | ALDERSHOT  
GU12 4TX



**DETACHED WAREHOUSE/PRODUCTION BUILDING. TO  
BE REFURBISHED.**

TO LET / FOR SALE - 22,310 TO 23,730 SQ FT (2,072.67 TO 2,204.59 SQ M)





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hurstwarne.co.uk

### KEY BENEFITS

- Available for occupation.
- On site of approx 1.25 acres.
- Up to 65 parking spaces.
- Detached building with secure yard (19m depth).
- Ground and 1st floor offices.
- Flexible ground floor under croft to office section. space to
- Min eaves to warehouse 6.7m rising to 9.2m to ridge.
- 3 HGV loading doors.

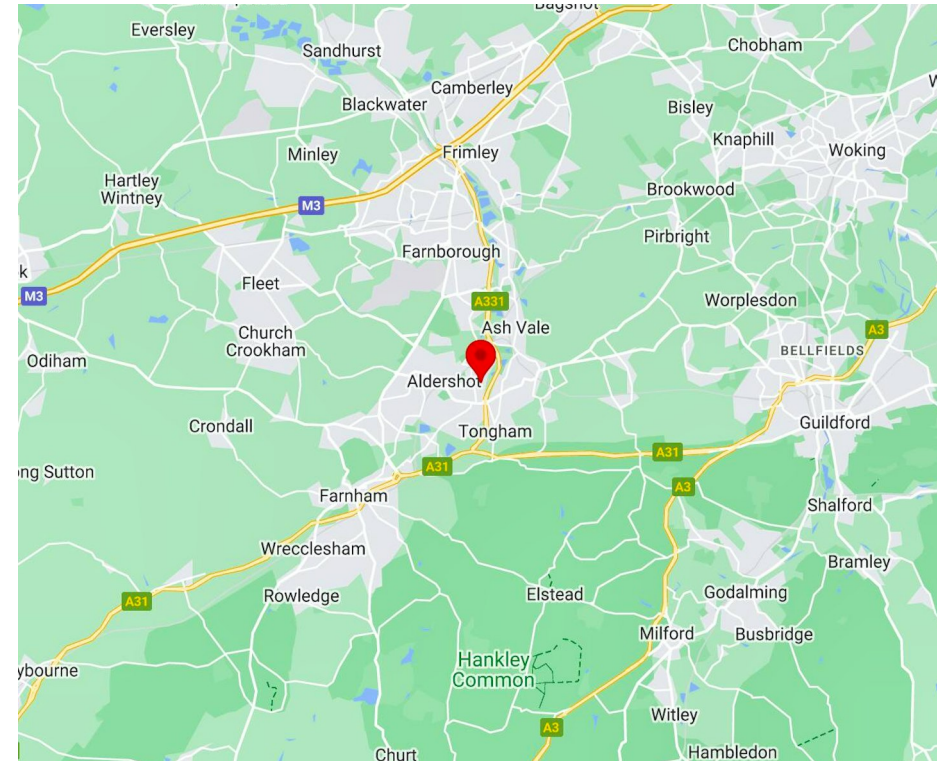
### LOCATION

The Christy Estate is within the main North Lane business area of Aldershot, which is one of the key employment locations within Borough of Rushmoor. Unit 3 is located within the centre of the Christy Estate and is within 0.75 miles of the A331 Blackwater Valley relief road.

Drive time to J4 of the M3 at Frimley is only approx 10 mins (6 miles) and only 5 mins to the A331 (2 miles). The M25 is about 17 miles drive from the building via either J11 at Cobham (A3) or J12 at Chertsey (M3).

### DESCRIPTION

Unit 3 is a industrial/warehouse unit set on a total site of approx. 1.25 acres. The building features a two-storey office block at the front elevation with warehouse behind. The building has two yards at either end of the warehouse, allowing for in/out access or loading. The main warehouse/production area has 3 HGV level loading doors and a secure yard.

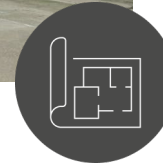


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## SUMMARY

- Rent: Rent on application
- Price: Price on application
- Available Size: 22,310 to 23,730 sq ft
- Rates Payable: £4.38 per sq ft
- EPC: On application



## TERMS

Available For Sale or To Let

Leasing on a new full repairing lease from the landlord. Rent and lease terms on application.

Freehold Sale with vacant possession. Guide price on application.

Contact.

Hurst Warne; Peter Richards & Mark Leah 01483 388800

Knight Frank; Gus Haslam 020 7861 5299

## VIEWINGS & INFORMATION



Peter Richards

T 01483 388800

M 07803 078011

E [peter.richards@hurstwarne.co.uk](mailto:peter.richards@hurstwarne.co.uk)

Tirion Llewelyn



T 01483 388800

M 07516 690873

E [tirion.llewelyn@hurstwarne.co.uk](mailto:tirion.llewelyn@hurstwarne.co.uk)

## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Reception/Undercroft/Ancillary	3,570	331.66	Available
1st - Offices	3,570	331.66	Available
Ground - Warehouse/Production	15,170	1,409.34	Available
Ground - Rear Extension	1,420	131.92	Available
<b>TOTAL</b>	<b>23,730</b>	<b>2,204.58</b>	

Floor areas are approximate GIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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**Hurst  
Warne**



**RICS**



OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25







