



Unit 6 Dracott Park

School Lane, Normandy, GU3 2HS

Modern industrial / warehouse unit

2,153 sq ft

(200.02 sq m)

- Modern development
- EPC rating A
- Three phase power
- 4 parking spaces
- Loading door
- Solar panels
- 24 hour access

Summary

Available Size	2,153 sq ft
Rent	£38,750 per annum
Rates Payable	£9,730.50 per annum
Rateable Value	£19,500
VAT	Applicable
EPC Rating	A (16)

Description

The available accommodation comprises a modern industrial/warehouse unit of high quality steel portal frame specification, externally finished with profile steel cladding, grey UPVC windows, roof lights and solar panels. The unit benefits from both electrically and a manually operated loading door together with a separate personnel entrance.

Location

The new development enjoys excellent road access links to Aldershot and the adjoining towns in the Blackwater Valley, Woking and Guildford. It is uniquely located to benefit from access to the A31 (Hogs Back), the A3, the A331 Blackwater Valley relief road and the M3 motorway. Located on School Lane, just off Pirbright Road and surrounded by countryside, the development provides an excellent location for industrial/workshop units situated in a well managed estate in an outstanding natural environment.

Terms

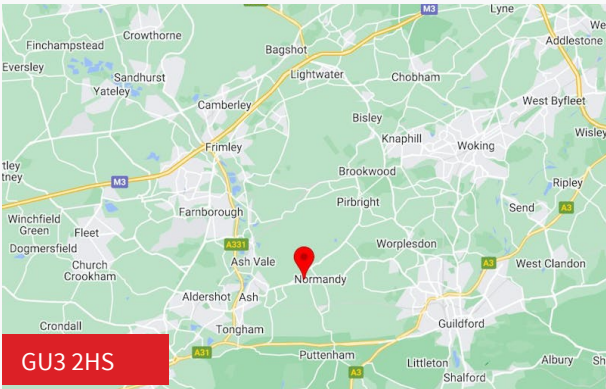
The unit is available on the basis of new full repairing and insuring lease. In addition to the rent, there will be an estate charge covering the cost of communal maintenance and repairs, insurance, gritting, landscaping, management and other common costs of occupation. VAT will be payable on all charges.

Legal Costs / VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting. All prices are quoted exclusive of VAT which may be charged.

Anti-Money Laundering

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



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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