



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
Total	22,433	2,084.09

Terms

New Lease

Rent

£4.50 per sq ft

Rates & Charges

Rateable value: £29,750

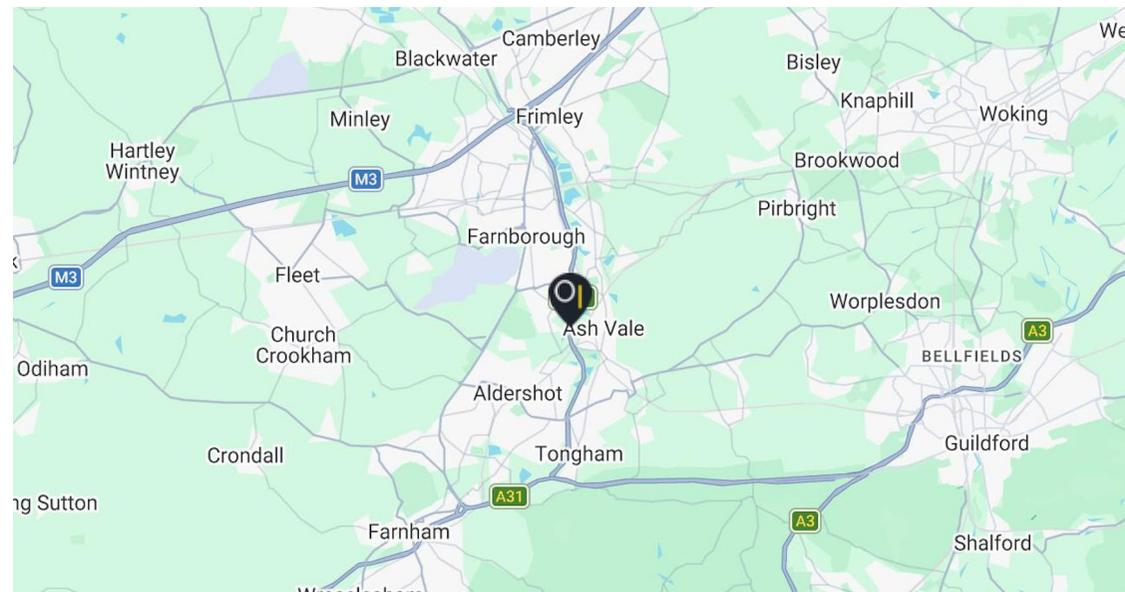
Rates payable: £12,852 per annum

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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