Industrial / Warehouse

TO LET

CURCHOD&CO



7, 8 & 9 Beck Trading Estate

Aldershot, GU12 4DJ

Industrial/warehouse units

1,887 to 5,677 sq ft

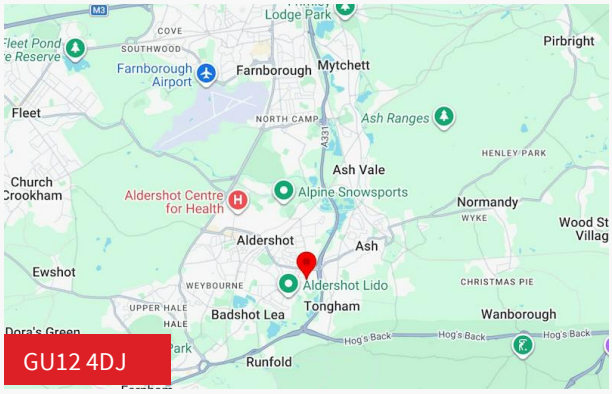
(175.31 to 527.41 sq m)

- Very close to A331 and M3
- Light industrial/storage units
- Can be let individually or as one unit
- Loading doors to each unit
- 4 parking spaces per unit

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Summary

Available Size	1,887 to 5,677 sq ft
Rent	£15 per sq ft
Rateable Value	£15,834 per unit
Service Charge	TBC
EPC Rating	Upon enquiry





Description

The Beck Trading Estate is made up of 11 industrial/storage units ranging in size from 1,885 sq.ft. to 5,701 sq.ft.

Units 7, 8 and 9 are situated mid terrace and can be let together or individually. Each unit has 4 allocated parking spaces, a loading door (the doors are due to be replaced with a roller shutter doors shortly) with separate pedestrian access, a minimum eaves height of 3.83m and three phase power.

Location

The Beck Trading Estate forms part of the Blackwater Way Industrial Estate, which runs between Ash Road and Lower Farnham Road. The property is very conveniently located for access to the A331 (less than 1 mile), M3, A3 and A31.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 7	1,887	175.31	Available
Unit - 8	1,895	176.05	Available
Unit - 9	1,895	176.05	Available
Total	**5,677**	**527.41**	

Terms

The units are available by way of a new full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

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

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

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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