



10 Beck Trading Estate

Aldershot, GU12 4DJ

Industrial/warehouse unit

4,820 sq ft

(447.79 sq m)

- Very close to A331 and M3
- Refurbished light industrial/storage
- LED lighting
- Upvc windows
- 2 loading doors
- 6 parking spaces plus loading/unloading
- Small office
- Small storage mezzanine

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Summary

Available Size	4,820 sq ft
Rent	£66,275 per annum
Rates Payable	£20,412 per annum
Rateable Value	£47,250
Service Charge	£2,295 per annum approx
EPC Rating	B (50)

Description

The Beck Trading Estate is made up of 11 Industrial / Storage units ranging in size from 1885 sq ft to 5,701 sq ft. Unit 10 is situated in a corner position and provides 4,820 sq ft of warehouse space. The Unit benefits from 2 separate loading doors and a pedestrian door into an office / reception area. There are kitchen and WC facilities, and with roof lights, windows at the front and rear elevations, and LED lighting the unit has a light and airy feel.

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.

Terms

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

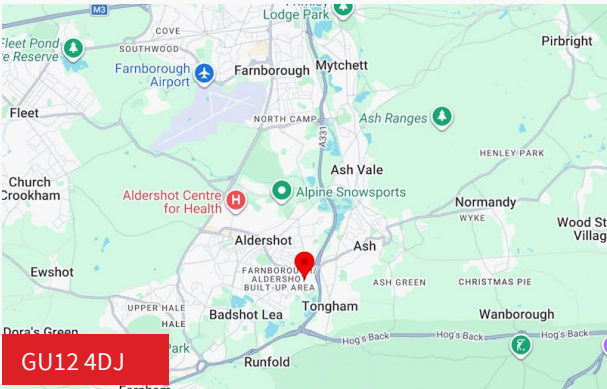
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and 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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