

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



3 Brook Trading Estate

Deadbrook Lane, Aldershot, GU12 4XB

Industrial/warehouse unit

9,318 sq ft

(865.67 sq m)

- 21 car parking spaces
- Full height electric loading door
- Three phase power
- First floor offices
- Min eaves 5.4m
- LED lighting

[curchodandco.com](https://www.curchodandco.com) | 01276 682501

Chartered surveyors, land property & construction consultants

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Summary

Available Size	9,318 sq ft
Rent	£128,200 per annum
Business Rates	N/A
Service Charge	£11,088 per annum
EPC Rating	B (28)

Description

The property comprises a mid terrace industrial warehouse unit constructed of traditional steel portal frame with brick elevations. The property has been comprehensively refurbished to include a complete new roof, new windows and loading doors. Offices are provided to the first floor. A loading door is provided to the front of the property.

Location

The property is situated on Brook Trading Estate off Deadbrook Lane accessed via North Lane. North Lane provides easy access to the A331 Blackwater Valley Relief Road serving both Junction 4 of the M3 motorway to the north and the A31 Hogs Back and in turn A3 to the south.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse	8,285	769.70
1st - Offices	1,033	95.97
Total	9,318	865.67

Terms

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

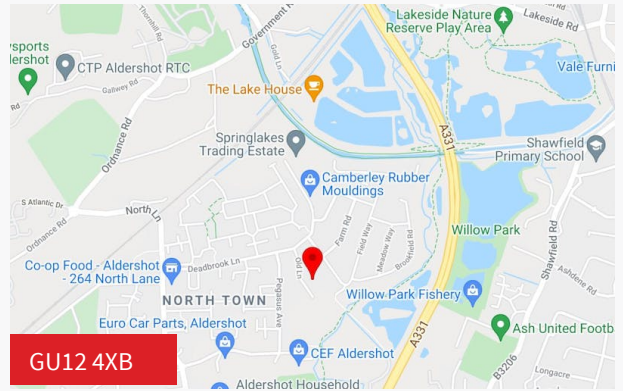
Legal Costs/VAT

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

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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