



**LYSONS AVENUE, ASH VALE, ALDERSHOT, GU12 5QF**

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

19,204 SQ FT (1,784.11 SQ M)



**Vail  
Williams**



# Summary

## Rare Industrial Freehold in Ash Vale

Available Size	19,204 sq ft
Rent	Rent on Application
Price	Price on Application
Rates Payable	£3.79 per sq ft Based on 2023 valuation. Transitional adjustments may apply
Rateable Value	£142,000
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	C (51)

- Potentially available with vacant possession
- Prominent roadside location
- 2 loading doors with secure rear yard area
- Eaves height of 4.6 rising to 7.1m
- 22 car parking spaces
- Unit benefits from a new roof in place from 2014
- Ground floor office space, WC's and kitchen area



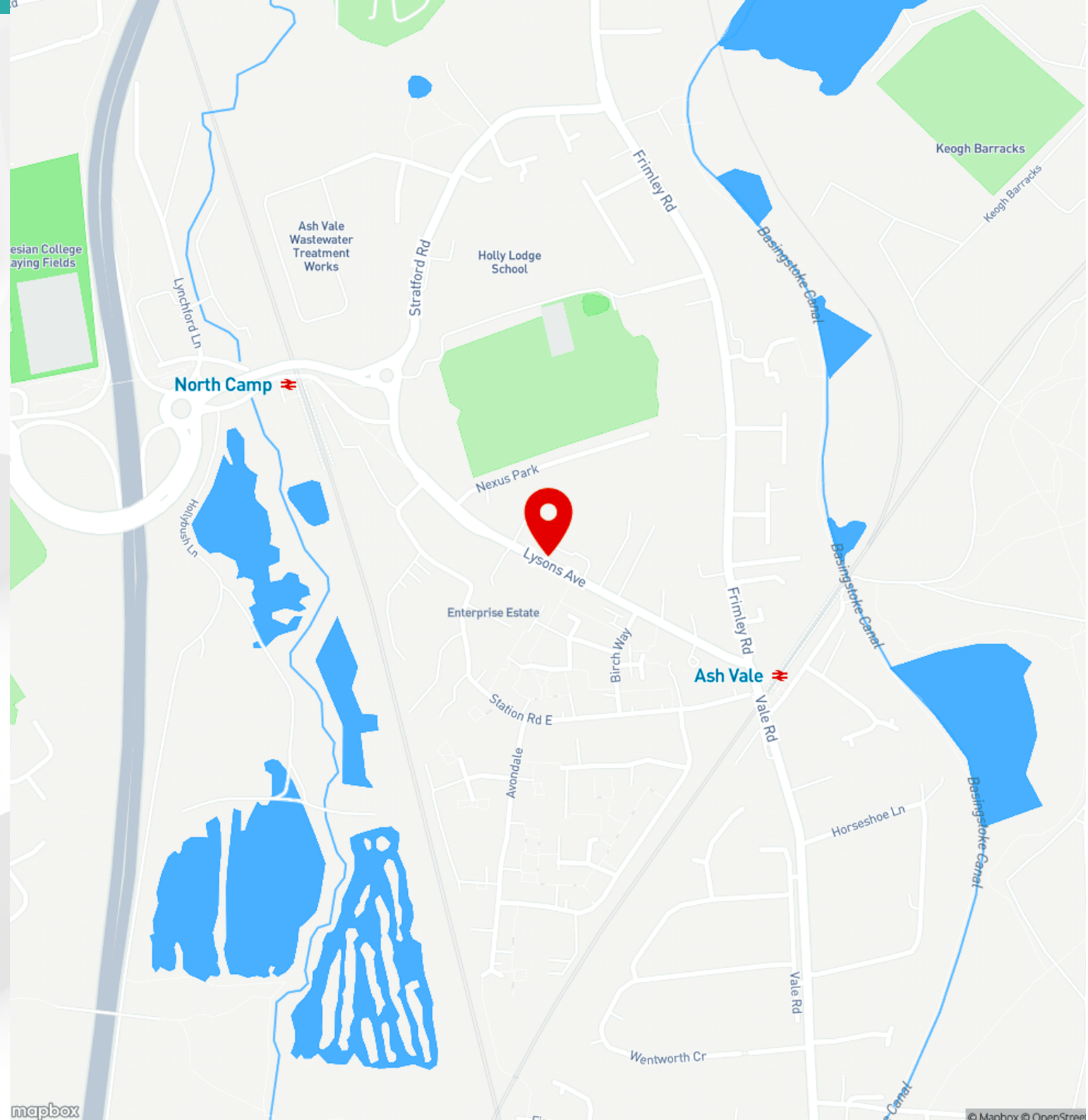


# Location



**Lysons Avenue, Ash Vale,  
Aldershot, GU12 5QF**

The unit is directly off Lysons Avenue which is the main industrial location in Ash Vale with local occupiers including BMW, Serco and SIG. Lysons Avenue provides quick access onto the A331 leading to the M3 roughly 3.5 miles away, with both Ash Vale and North Camp train stations a 6-minute walk away which provide services into London and to Reading and Guildford respectively.







  
Danger  
Fragile roof



# Further Details

## Description

The unit is a detached self-contained unit located directly off Lysons Avenue. The unit is constructed of a concrete portal frame with steel cladding with part brick/blockwork to the front and sides. The building has a minimum eaves height of 4.6 meters rising to 7.1 meters, and benefits from 3 phase electricity and two loading doors one to the front and one to the rear where there is a secure yard area. The unit also benefits from 22 car parking spaces to the front of the unit.

## Accommodation

The accommodation comprises the following areas based on a GEA basis:

Name	sq ft	sq m	Availability
Unit - Warehouse	17,545	1,629.98	Available
Ground - Office	1,659	154.13	Available
<b>Total</b>	<b>19,204</b>	<b>1,784.11</b>	

## Viewings

Strictly by appointment through the sole agents.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Anti- Money Laundering

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











## Enquiries & Viewings



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