



Owen
Isherwood
CHARTERED SURVEYORS

To Let

Warehouse & Office Unit
3,057 sq ft (284.00 sq m)

Unit K Manaway Industrial Estate, Holder Road, Aldershot, GU12 4RH

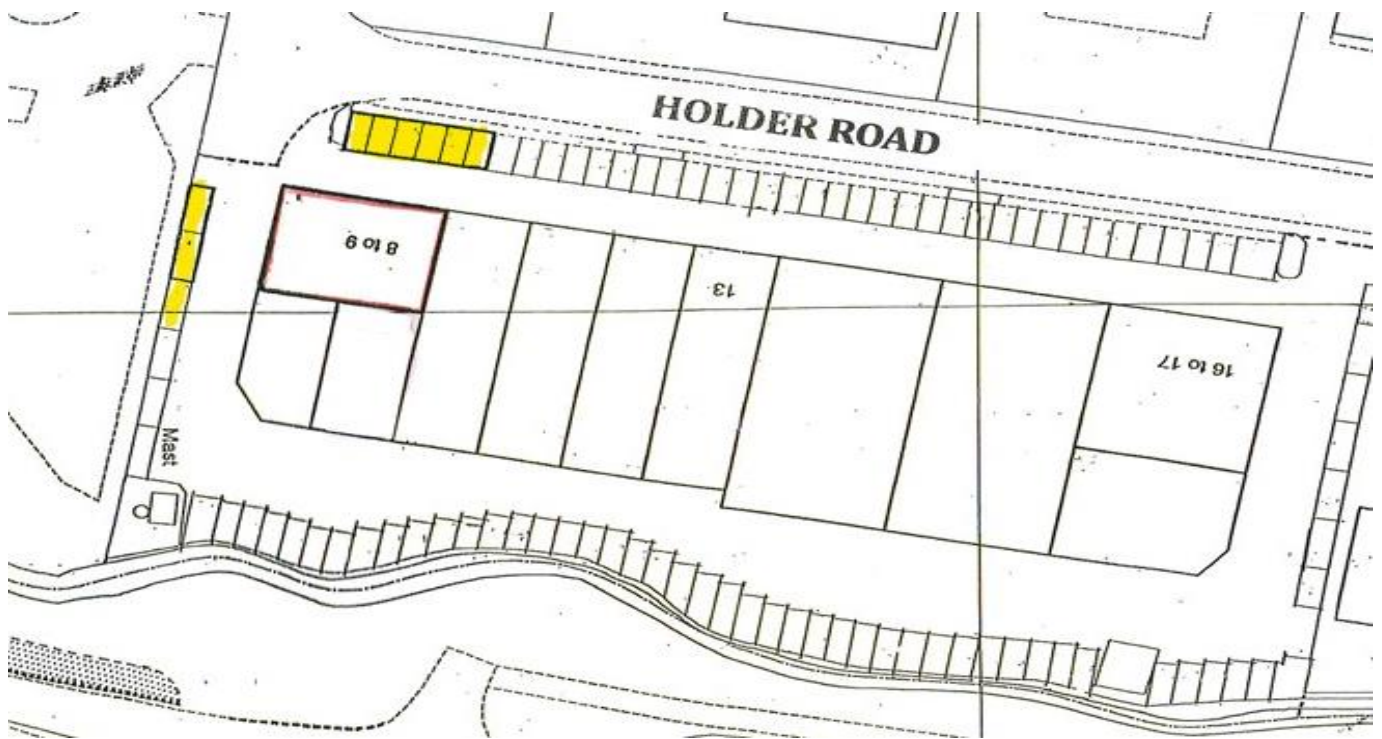
LOCATION

The property forms part of the Manaway Industrial Estate in Holder Road in an established industrial location approximately two miles east of Aldershot Town Centre and mainline railway station. The property has very good access to the Blackwater Valley Relief Road (A331), with links to the M3 and A31 near Farnham within four miles of the Aldershot junction. Aldershot is mid-way between Farnborough and Farnham

DESCRIPTION

An end of terrace unit providing ground floor trade and warehouse area with full height roller shutter door and first floor offices currently being refurbished. The warehouse has an eaves height of 5m.

The first-floor offices has a fitted kitchen and separate meeting room/office.



AVAILABLE	SQ FT	SQ M
Ground Warehouse	2,048	190.26
First Floor Office	1,009	93.74
Total GIA	3,057	284.00

The unit has 9 car parking spaces.

TERMS

Available on new lease at a quoting rental of £38,250 pax.

RATES

Rateable Value £24,750. Uniform Business rates XX

EPC

D - 94

LEGAL COSTS

Each party to bear their own legal costs



First Floor Office



Ground Floor Warehouse

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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