



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

MODERN LIGHT INDUSTRIAL/WAREHOUSE UNIT



**UNIT 6
BLACKNEST INDUSTRIAL ESTATE
BLACKNEST
ALTON
GU34 4PX**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: Blacknest Industrial Estate is a popular and well established industrial estate located just outside the village of Bentley and close to the mainline station, which provides a fast and regular service to London(Waterloo). Alton and Farnham town centres are both within easy reach and offer a range of shopping, social and recreational facilities together with mainline stations.

There are local shops with pub and restaurant in Bentley.

The A31 links with the A3 and the M3 with the national motorway network beyond. The A325 also connects directly to the A3 to the south.

DESCRIPTION: The property comprises a modern mid-terrace light industrial/warehouse unit of steel portal frame construction with coated profile sheet steel cladding elevations and roof, the latter incorporating roof lights.

Ground Floor	169.28 SQ M	(1,822 SQ FT)
First Floor	141.21 SQ M	(1,520 SQ FT)
TOTAL	310.49 SQ M	(3,342 SQ FT)

- AMENITIES:**
- * Roller Loading Door
 - * Three Phase Power
 - * Minimum Eaves 6.25M rising to 7.31M
 - * WC Facility
 - * On Site Parking

TERMS: The property is available by way of a new Full Repairing and Insuring Lease for a period to be agreed.

RENT: £35,000 per annum exclusive
The property is elected for VAT and accordingly this will be payable upon the Rent.

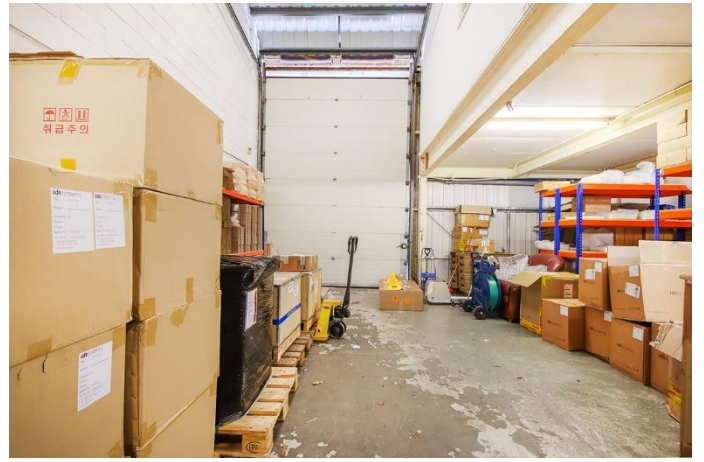
RATES: Rateable Value £24,750 payable at 49.9p in the £ (2023/2024)

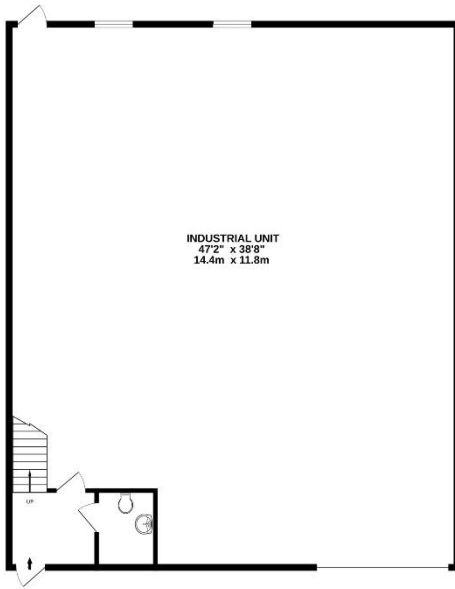
EPC: E 123

VIEWING: By appointment through sole agents **Park Steele 01252 717979**

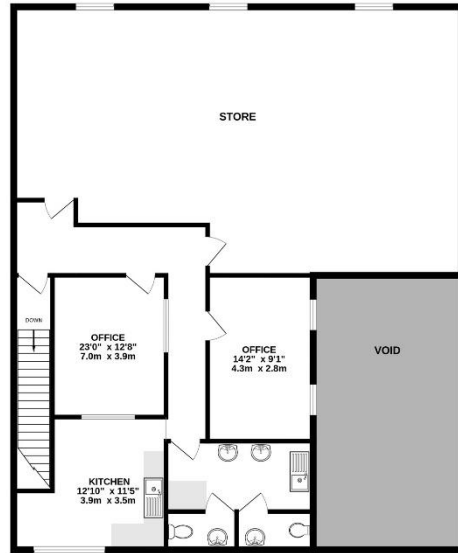
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





GROUND FLOOR
1822 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR
1520 sq.ft. (141.2 sq.m.) approx.



TOTAL FLOOR AREA : 3342 sq.ft. (310.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

WWW.PARKSTEELE.COM