



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

*TWO STOREY AIR CONDITIONED OFFICES
May Suit Alternative Leisure and Clinic Type Users*



**UNIT 4A
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.

LOCATION: Blacknest Industrial Estate is a popular and well established business location 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 good range of shopping, social and recreational facilities together with mainline stations.

There are local shops with pub and restaurant in Bentley.

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

DESCRIPTION: The property comprises two storey offices with a mix of cellular and open plan space. The Net Internal IPMS 3 Floor areas extend to:

First Floor	57.70 SQ M	(621 SQ FT)
Ground Floor	<u>76.40 SQ M</u>	<u>(822 SQ FT)</u>
TOTAL	134.10 SQ M	(1,443 SQ FT)

AMENITIES:

- * Self-Contained with Private Entrance
- * Flexible Space
- * Air Conditioning
- * Kitchen and WC Facilities
- * On Site Parking

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

RENT: £15,000 per annum exclusive
The property is elected for VAT and accordingly this will be payable upon the Rent.

RATES: Rateable Value £16,750 payable at 49.9p in the £ (2024/2025)

EPC: D 88

VIEWING: By appointment through joint sole agents

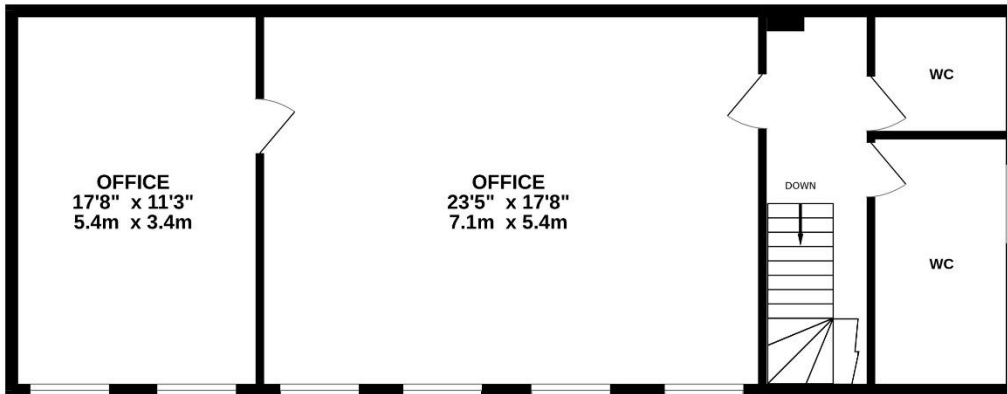
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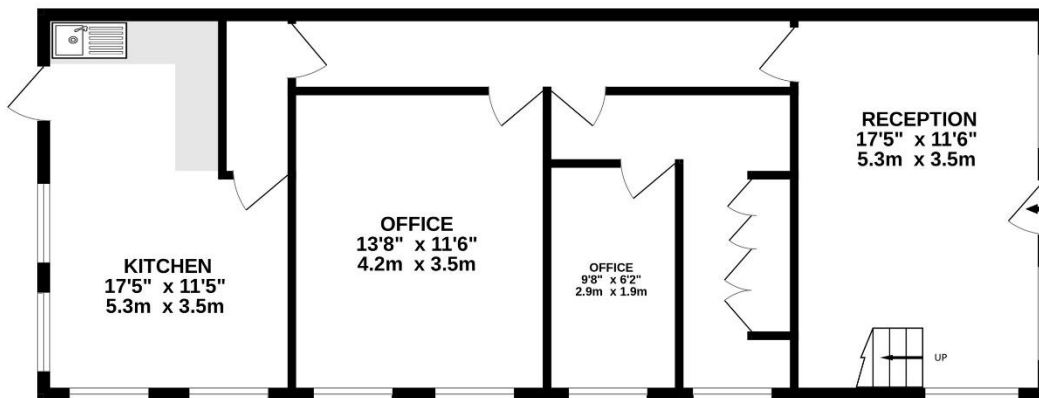
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

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.





1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

TOTAL FLOOR AREA : 1443 sq.ft. (134.1 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.
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