

PROPERTY DETAILS

INDUSTRIAL
TO LET

Location:	ALDERSHOT, HAMPSHIRE
Property:	Canna Enterprise Estate, Lysons Avenue, Ash Vale GU12 5QF
Size:	1,985 – 4,502 Sq Ft (184 - 418 Sq M)



Key Features

- Economical workshop / industrial building
- Established industrial location
- Parking

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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Location

The property is located in an established industrial location in the Blackwater Valley, with good access from the A331 relief road. North Camp and Farnborough lie approximately 1.5 miles to the north. Rail connections are good with Ash Vale mainline and North Camp station within easy walking distance.

Description

	Unit E	Unit J	Unit B
Construction	Block walls, steel truss roof. Asbestos covering	Brick walls single skin, timber truss roof. Asbestos overlaid with sheet metal cladding.	Brick / timber walls single skin, flat roof. Asbestos cladding.
Eaves Height	11'7"	6'9" to truss. Clear height to ridge.	7'2"(min) 13'2" (max)
Power	3 phase separate supply	3 phase separate supply	3 phase separate supply
Heating	Gas fired hot air blower	Gas fired hot air blower	None
Lighting	Fluorescent tubes	Fluorescent tubes	Fluorescent tubes

Floor Areas (GIA)

	Unit E	Unit J	Unit B
GIA Floor Area	2517 sq ft	1985 sq ft	2541 sq ft

Car Parking

On site parking is available

Lease

New leases for 6 years with tenants options to break at 3rd year, outside the security of tenure provisions of the Landlord and Tenant Act. More flexibility may be available subject to status.

Rent

£4 psf per annum exclusive of all other outgoings (and VAT if applicable)

Business Rates

Included in outgoings.

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, water rates, maintenance is an additional £2.75 psf.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

Costs

All legal costs to be borne by the ingoing tenant.

TRAYNOR RYAN

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