

UNIT 3

FAIRFAX INDUSTRIAL ESTATE | ALDERSHOT
GU12 4TB



**FULLY REFURBISHED LIGHT INDUSTRIAL / TRADE
COUNTER**

TO LET - 2,507 SQ FT (232.91 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Fully refurbished
- Excellent access to the A331 and M3
- Prominent industrial location
- First floor offices
- Covered loading bays
- Max eaves height 5.7m
- New electric panel heaters within the office
- EV chargers

LOCATION

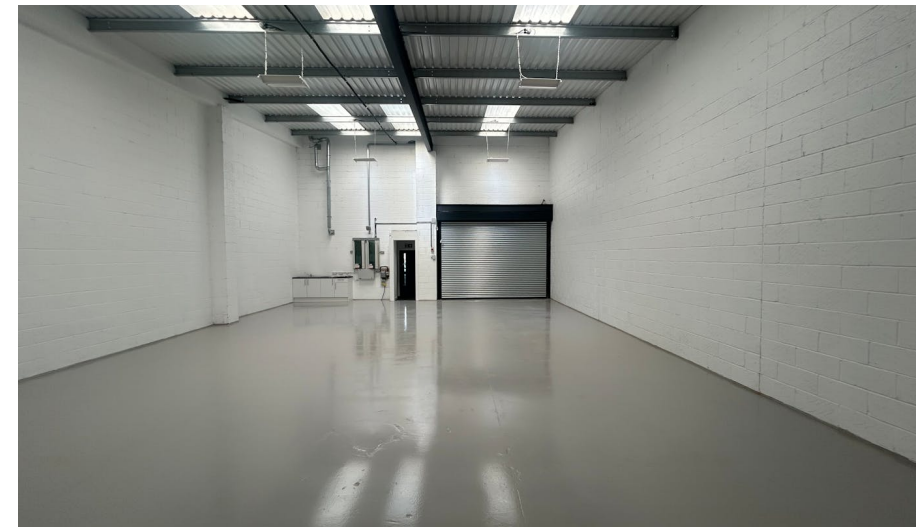
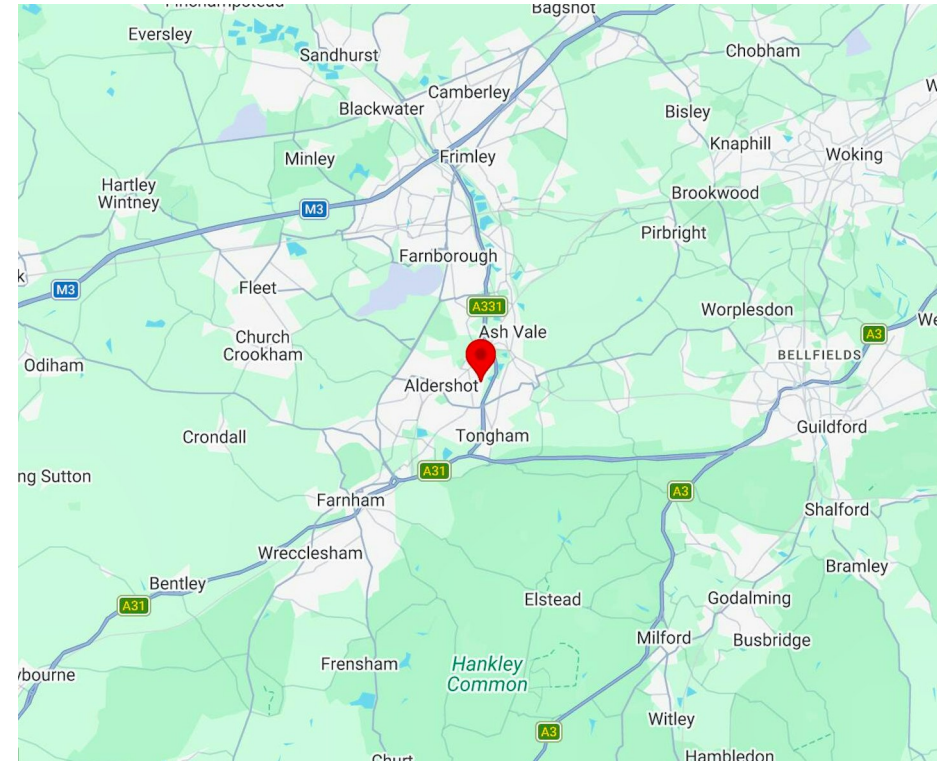
Aldershot is situated in North West Hampshire, approximately 41 miles south-west of London, 8 miles south of Camberley and 11 miles west of Guildford.

Transport routes are excellent with the A331 linking with Junction 4 of the M3 and the A31 (linking to the A3). Rail services are available to London Waterloo with a fastest journey time of approximately 45 minutes.

DESCRIPTION

Unit 3 is steel frame construction with internal offices at the first floor. The eaves height is 4m, rising to 5.7m at the rear of the property. The covered loading bay to the front will have a new electric loading door with a height of approximately 11.5 feet (3.5m). The office benefits from new electric panel heaters.

Parking (to include EV chargers) and loading facilities are located to the front of the unit and the property benefits from two access points onto Eastern Road.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	2,507	232.91	Available
TOTAL	2,507	232.91	

Floor areas are approximate GIA

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SUMMARY

- Available Size: 2,507 sq ft
- Rates Payable: £9,072 per annum based on current valuation
- EPC: On application



VIEWINGS & INFORMATION



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