

UNIT 4

KINGSTON INDUSTRIAL ESTATE | EASTERN
ROAD | ALDERSHOT
GU12 4YA



INDUSTRIAL / WAREHOUSE FREEHOLD OPPORTUNITY

TO LET - 3,574 SQ FT (332.04 SQ M)

UNIT 4

KINGSTON INDUSTRIAL ESTATE | EASTERN ROAD | ALDERSHOT | GU12 4YA

hurstwarne.co.uk

KEY BENEFITS

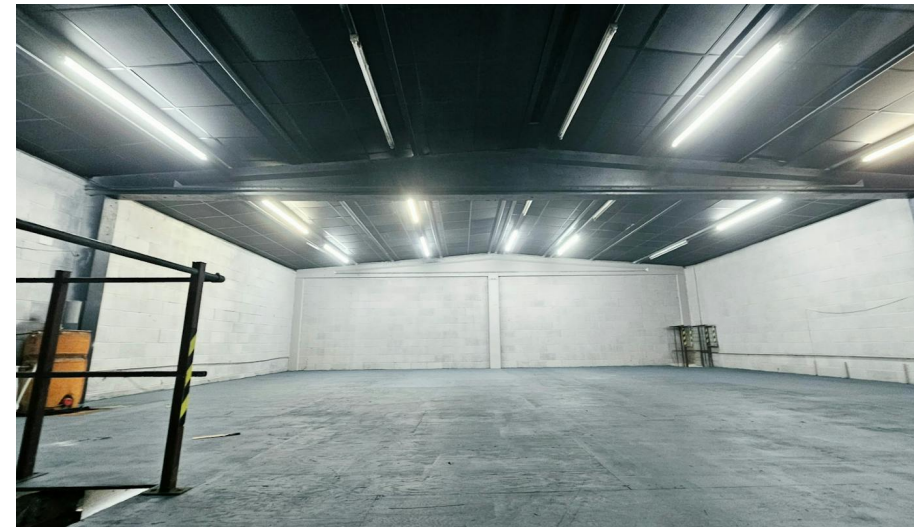
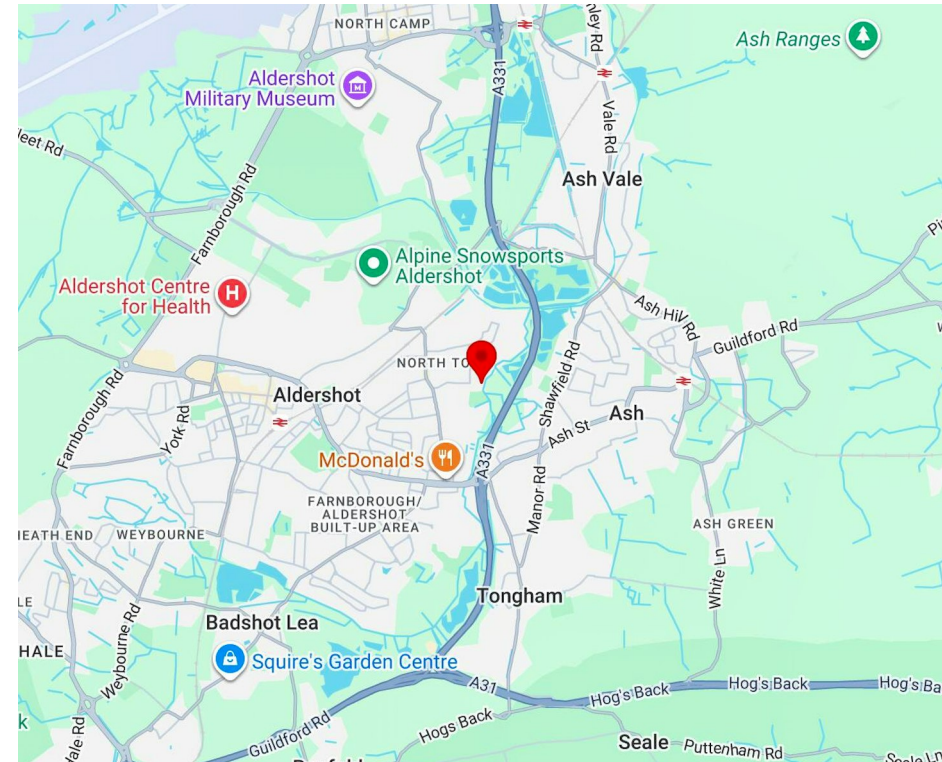
- Refurbished
- Prominent Industrial location
- Good access to the A331
- Three-phase power
- On-site parking
- Roller shutter door
- Mezzanine
- Kitchenette

LOCATION

Unit 4 Kingston Industrial Estate is at the end of Eastern Road, located off North Lane which is the main industrial area of Aldershot. North Lane is located off Ash Road which feeds directly on to the A331 Blackwater Valley Relief Road. The A331 provides excellent links to the M3 Junction 4 at Frimley (approx. 6 miles) and the A3 Guildford (approx. 10 miles).

DESCRIPTION

Unit 4 Kingston Industrial Estate is a refurbished end of terrace industrial / warehouse with part brick elevations. The ground floor comprises a warehouse roller shutter door, offices, kitchenette and mezzanine. The warehouse benefits from three-phase power and gas. Externally, there is parking to the front, with additional space to the side of the unit for external storage.



UNIT 4

KINGSTON INDUSTRIAL ESTATE | EASTERN ROAD | ALDERSHOT | GU12 4YA

[VIEW WEBSITE](#)



[hurstwarne.co.uk](https://www.hurstwarne.co.uk)

SUMMARY

- Available Size: 3,574 sq ft
- Rates Payable: £10,152 per annum based on 2026 valuation
- EPC: On application



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	2,138	198.63	Available
Mezzanine	1,436	133.41	Available
TOTAL	3,574	332.04	

Floor areas are approximate GIA

VIEWINGS & INFORMATION



Steve Barrett

T 01252 816061

M 07894 899728

E steve.barrett@hurstwarne.co.uk

Tirion Llewelyn



T 01483 388800

M 07516 690873

E tirion.llewelyn@hurstwarne.co.uk

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25

