

TO LET 11,445 sq ft (1,063 sq m) GIA

Warehouse/light industrial unit - to be refurbished

Easy access to Blackwater Valley Route Aldershot Interchange A331

SPRINGLAKES



Springlakes Industrial Estate, Deadbrook Lane, Aldershot GU12 4UH

springlakesaldershot.co.uk



Indicative photographs after refurbishment

ACCOMMODATION		sq ft	sq m
Ground floor	Warehouse/industrial	9,178	852
First floor	Office	2,267	211
Total area	(Gross Internal)	11,445	1,063

DESCRIPTION

Unit 2 forms one of eight similar modern units of steel portal frame construction with brick and profile cladding to the elevations under a pitched and insulated roof, incorporating roof lighting.

The unit benefits from excellent loading/unloading facilities and on site parking. Unit 2 is a mid-terrace unit comprising warehouse, storage and production accommodation together with first floor offices.





Indicative photograph after refurbishment

FEATURES



Eaves Height 6.25m



Electric panel loading door



3 phase power supply



22 car parking spaces



LED lighting throughout

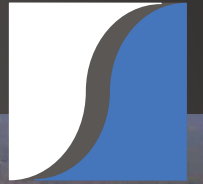


Close to A331 and excellent road network



Easy access to Blackwater Valley Route
Aldershot Interchange A331

SPRINGLAKES



↑
M3 J4

DEADBROOK LANE

Co-op

The Range

A331
BLACKWATER
VALLEY ROUTE

NORTH LANE

← Sainsbury's
Local

McDonald's

KFC

Lok'n Store

A323

↓
FARNHAM &
GUILDFORD / A3

LOCATION

Springlakes Industrial Estate is situated off North Lane; the principal commercial industrial area of Aldershot.

Springlakes is very close to the Aldershot interchange on the A331 Blackwater Valley Route, providing swift access to the M3/Junction 4 to the north and the A31 Hogs Back to the south, also facilitating access to the A3 to the east and Winchester to the west.

There is a rail service from Aldershot to London Waterloo (54 minutes)



SAT NAV
GU12 4UH



LEASE TERMS & RENT

Available on a new lease
Rent upon application.

VIEWINGS & INFORMATION

Contact joint agents.

springlakesaldershot.co.uk



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