

TO LET 7,698 sq ft (715.2 sq m) GIA

Refurbished modern warehouse / light industrial unit

Easy access to Blackwater Valley Route Aldershot Interchange A331

SPRINGLAKES



Springlakes Industrial Estate, Deadbrook Lane, Aldershot GU12 4UH

springlakesaldershot.co.uk



DESCRIPTION

Unit 7 forms one of eight modern units of steel portal frame construction with brick and profile cladding to the elevations, and insulated roof.

The unit benefits from good loading/unloading facilities and excellent on site parking. Unit 7 is a mid-terrace unit comprising warehouse, storage and production accommodation together with first floor offices, and kitchenette.

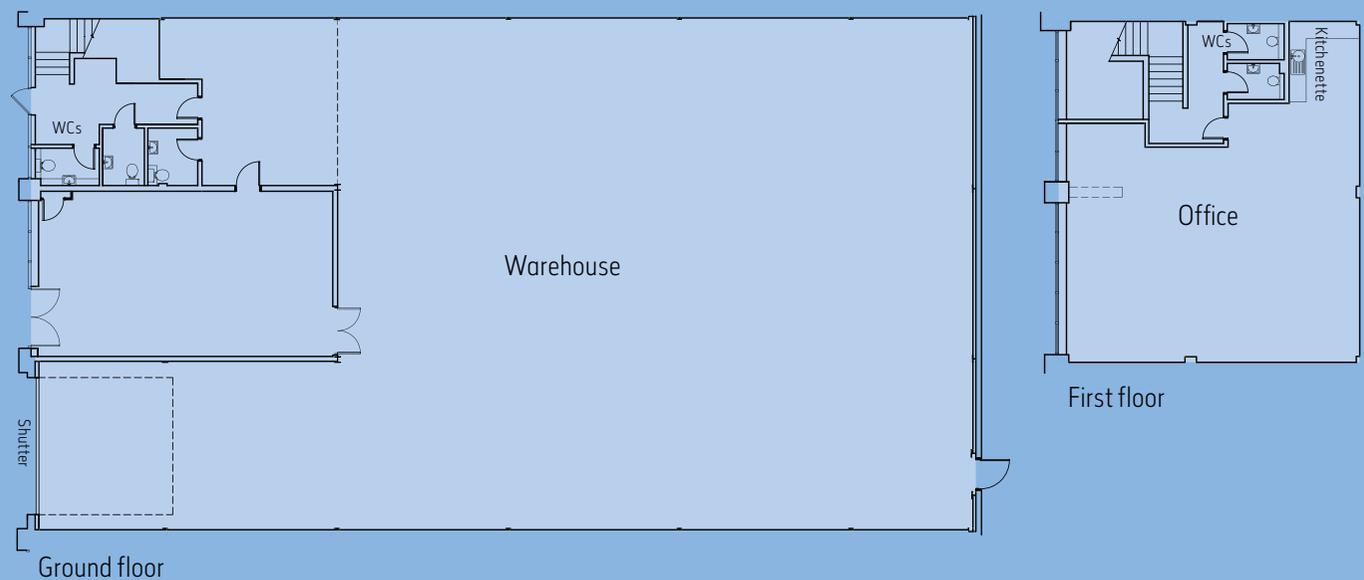
ACCOMMODATION

sq ft sq m

Ground floor Warehouse/industrial 6,348 589.8

First floor Office 1,350 125.4

Total area (Gross Internal) **7,698 715.2**





FEATURES



Eaves Height 6.25m



Electric panel
loading door



3 phase
power supply



16 on-site parking
spaces



LED lighting
throughout



Kitchenette



EPC rating C(59)

Easy access to Blackwater Valley Route
Aldershot Interchange A331



↑
M3 J4



DEADBROOK LANE

Co-op

The Range

A331

NORTH LANE

← Sainsbury's Local

McDonald's

KFC

Lok'n Store

A323

FARNHAM & GUILDFORD
↓

LOCATION

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

The Estate is close to the Aldershot interchange on the A331 Blackwater Valley Route, providing swift access to the M3/M4 to the north and the A31 Hogs Back to the south, facilitating access to the A3 to the east and Winchester to the west.

There is a rail service from Aldershot to London Waterloo, the fastest service taking approximately 54 minutes.



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LEASE TERMS & RENT

Available on a new lease on flexible terms. Rent upon application exclusive of rates and estate charge.

VIEWINGS & INFORMATION

Contact joint agents.



01252 816061

STEVE BARRETT

01252 816061 | 07894 899728
steve.barrett@hurstwarne.co.uk

PETER RICHARDS

01483 723344 | 07803 078011
peter.richards@hurstwarne.co.uk

JCH
COMMERCIAL
07770 925 871
jchcommercial.co.uk

JON HOLLIS

07770 925871
jonhollis@jchcommercial.co.uk

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