

**ALDERSHOT**  
**MODERN WAREHOUSE/INDUSTRIAL UNIT WITH HIGH OFFICE CONTENT**  
**TO LET**  
**2,657 SQ FT (246.84 SQ MTS) APPROX**



**UNIT 4 MANOR PARK INDUSTRIAL ESTATE, WYNDHAM STREET,  
ALDERSHOT, HAMPSHIRE GU12 4NZ**

**LOCATION:** The Manor Park Industrial Estate is located off Wyndham Street which connects directly with the A323 Ash Road via Waterloo Road. Aldershot town centre is within a short distance and the M3 is accessible via the Blackwater Valley route (A331) at Junction 4 at Frimley or 4a at Fleet.

**TEL: 01252 329129**

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**DESCRIPTION:** Manor Park Industrial Estate forms a modern development of six industrial units based on a block paved service area providing parking and adequate turning areas. This end of terrace unit is of steel portal frame construction with block work walls under an insulated roof with translucent sky panels.

**ACCOMMODATION:** The gross internal floor area is 2,657 sq ft (246 sq mts). There are separate male and female toilet facilities at the front of the unit, a small internal reception and 7 private offices including a boardroom. The remainder of the ground floor is laid out as open plan light industrial/warehousing accommodation. There is a timber staircase leading to a mezzanine floor providing 2 further storage areas, kitchenette/staff facility.

**AMENITIES:**

◆ * Small Internal Reception	◆ * 7 Private Offices + Board Room
◆ * Six Car Parking Spaces	◆ * 12'(3.66 mts) min eaves height
◆ * Three Phase electrical supply	◆ * Male & Female Toilets
◆ * Gas Fired Hot Air Heating	◆ * Security Alarm

**LEASE:** The premises are available on a new full repairing and insuring lease for a term of up to 15 years subject to 5 yearly upward only rent reviews.

**RENT:** **£22,600** per annum exclusive of rates, building insurance, service charges and VAT (if applicable)

**RATES:** Rateable value - £24,750 from 1 April 2010.

**LEGAL COSTS:** Each party to be responsible for their own legal costs in connection with the grant of any new lease.

**POSSESSION:** 31 May 2010 and otherwise on completion of all legal formalities.

**VIEWING:** Strictly by prior appointment with the Sole Agents: **Emberson & Co Ltd.**, The Coach House, 1 Alice Road, Aldershot, Hampshire GU11 1HH. Tel No: **(01252) 329129**. Fax No: **(01252) 329120**. Mob No: **(07836) 640597**. E-mail [howard@emberson.com](mailto:howard@emberson.com) [www.emberson.com](http://www.emberson.com)

