

FULL HEIGHT INDUSTRIAL UNIT/S

FOR SALE OR TO LET

1,631- 3,259 FT² (151.57-302.87M²)

UNITS 11 & 12 REDAN ROAD INDUSTRIAL ESTATE, REDAN ROAD, ALDERSHOT, GU12 4SJ



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- ▶ **3 Allocated Parking Spaces Per Unit**
- ▶ **Excellent Loading Access**
- ▶ **Full Height Loading Door/s**
- ▶ **Male & Female Toilet Facilities**
- ▶ **To Be Refurbished**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Redan Hill Industrial Estate is located at the top of Redan Road and Windmill Hill. The estate has good road access to both the A331 serving the M3 motorway and A31/A3 with junctions.



DESCRIPTION

Units 11 & 12 are full height mid terrace industrial units, constructed of steel portal framework, brickwork and coated steel cladding, and we believe the estate was built in the early to mid 1980's. The units were originally constructed as two separate units, but are currently configured as one unit. It is our client's intentions to re-establish the building as separate units including construction of a party wall and re-instatement of a loading door.

EXTERNAL CLADDING

Within the refurbishment works our client's intention is to strip back and repaint the cladding.

ACCOMMODATION

Measured Gross Internal in accordance with the RICS Code of Measuring Practice for industrial buildings.

Unit 11	1,631 ft ²	(151.57 m ²)
Unit 12	1,628 ft ²	(151.30 m ²)
Total Area	3,259 ft²	(302.87 m²)

LEASE

The unit is available by way of a new Full Repairing and Insuring lease/s with length of term by agreement. An annual rent of £8.25 ft², £13,500 pax per unit.

FOR SALE

Our clients are willing to sell their long ground lease interest of the unit/s which we believe is in excess of 900 years (at a "peppercorn" ground rent) for a figure of £165,000 per unit.

VAT

We understand from our clients that the premises have not been elected for VAT..

VACANT POSSESSION

The current sub lease is due to expire 31st October 2009, and therefore vacant possession can be offered after this date.

BUSINESS RATES



We understand from Rushmoor Borough Council that the units currently have one Rateable Value of £21,000, giving rates payable for April 2009/2010 of approximately £10,185. Assuming the units are to be split we recommend interested parties work on a guide of around £3.25ft payable.

VIEWING

Strictly by appointment with the **Sole Agent:**

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