

FULL HEIGHT WAREHOUSE/INDUSTRIAL UNIT WITH SECURE YARD/PARKING AREA



TO LET ***UNDERGOING REFURBISHMENT***

**9,090 ft² (844.5 m²) PLUS YARD WITH PARKING
OF APPROX 6,500 ft² **£15.50 ft²****

**UNIT 5 BROOK TRADING ESTATE,
DEADBROOK LANE, ALDERSHOT, GU12 4XB**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

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- ▶ **Excellent Reserved Car Parking Provision**
- ▶ **Secure 6,500 ft² Yard to the Side**
- ▶ **3 x Full Height Loading Doors**
- ▶ **Built First Floor Offices**
- ▶ **3 Phase Power**

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LOCATION

Brook Trading Estate is situated off of Deadbrook Lane, which is accessed via North Lane, this area has been regenerating over recent years, much due to the excellent access onto the A331 Blackwater Relief Road serving both Junction 4 of the M3 Motorway, and the A31 Guildford to Farnham Dual Carrigeway.

DESCRIPTION

Unit 5 is an end terrace industrial unit located on this popular industrial estate. The unit is constructed of brick/blockwork and part cladding, over a steel portal frame. The building offers a minimum eaves height of 4.8 metres, increasing to around 6 metres at the roof apex. Internally there are built offices to the first floor. Externally the premises has 3 x full sized electrically operated loading doors, 2 to the side, one at the front which approximately 5 metres in height, and 4.6 metres in width.

The is in the process of an extensive refurbishment programme which includes replacement windows and front door, re-painted warehouse floor, refitted offices etc. We understand that the refurbishment should be completed in May 2026.

To the side there is a gated secure yard with some of the unit's allocated parking contained within it, the yard is approximately 6,500 ft² overall.



ACCOMMODATION

Approximate measurements in accordance with the RICS Code of Measuring Practice on a Gross Internal basis.

Ground Floor Area	8,340 ft ²	(774.8 m ²)
First Floor Area	750 ft ²	(69.7 m ²)
Total Area	9,090 ft²	(844.5 m²)
Enclosed Yard/Parking Area approx.	6,500 ft²	(603 m²)



Archive Picture

TERMS

The unit is available by way of a new Full Repairing and Insuring lease with length of term by agreement.

RENT

On the built space a rent of £15.50 ft², which computes to around £141,000 plus VAT pax. Please note that these rents exclude VAT and all other outgoings.

SERVICE CHARGE

To be confirmed.

BUSINESS RATES

A rateable value of £91,500 calculated at £0.48 pence in the pound gives rates payable figure of £43,920 for the year March 2026/2027.



commercial property consultants

ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

C

51 C

VIEWING

Strictly by appointment with the agent:-

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REF

12/018C – Unit 5