



## 4A Blacknest Industrial Estate

Alton, GU34 4PX

### Self contained two storey office building

1,243 sq ft

(115.48 sq m)

- Air conditioning throughout
- 11 parking spaces
- Kitchen and break out area
- Open plan first floor
- Established business location

# 4A Blacknest Industrial Estate, Alton, GU34 4PX

## Summary

Available Size	1,243 sq ft
Rent	£15,000 per annum
Rates Payable	£8,358.25 per annum
Rateable Value	£16,750
EPC Rating	D (88)

## Description

The office is configured as a two storey building, with reception on the ground floor along with 2 partitioned offices, and a kitchen/break out area. The first floor is open plan with one small meeting room, along with WCs. The office benefits from air conditioning throughout, along with a mixture of fluorescent and LED lighting. The unit benefits from 11 allocated parking spaces.

## Location

The property is situated on the well established Blacknest Industrial Estate, which is approximately 1.5 miles from Bentley village and close to Bentley railway station which provides a link to London Waterloo.

Bentley is situated on the A31 4 miles south of Farnham therefore giving easy access to the M3/M25 via the A331 and A3.

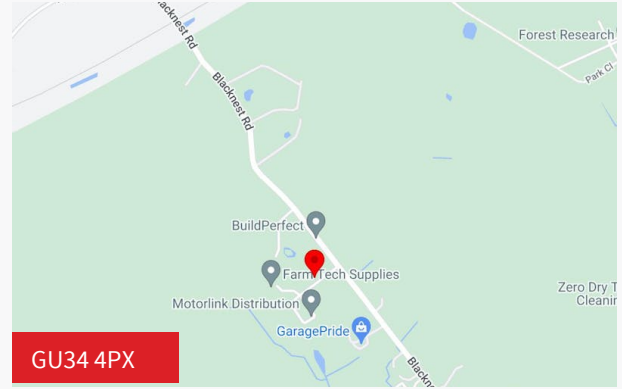
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	666	61.87	Available
1st	577	53.61	Available
<b>Total</b>	<b>1,243</b>	<b>115.48</b>	

## Terms

A new lease is available directly from the landlord for a term to be agreed. Rent quoted is exclusive of service charge, business rates, utilities and VAT.



GU34 4PX

## Viewing & Further Information

Alex Blown

01252 710822 | 07570 682196

ablown@curchodandco.com

Nick Reeve

01252 710 822

nreeve@curchodandco.com

More properties @ curchodandco.com

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