



Self contained warehouse/industrial building with an enclosed rear yard

## 136 Lysons Avenue

Ash Vale, Aldershot, GU12 5QF

### Industrial **TO LET**

**17,590 sq ft**  
(1,634.16 sq m)

- Prominent roadside location suitable for trade counter
- Warehouse/Workshop with 5.5m eaves and 7.5m apex
- Reception area, offices and staff welfare space
- Loading and parking area to the front (circa 22 spaces)
- Enclosed yard area to the rear
- Front and rear loading doors (providing access to the rear yard)

## Summary

<b>Available Size</b>	17,590 sq ft
<b>Rent</b>	£12.50 per sq ft Exclusive payable quarterly in advance
<b>Rates Payable</b>	£72,704 per annum from April 2023.
<b>Rateable Value</b>	£142,000
<b>EPC Rating</b>	C (51)

## Description

The building is detached and self contained, being constructed with a concrete frame, part brick elevations and profile cladding. Importantly we understand that the roof was fully replaced in 2014. There is excellent loading and parking to the front of the building with direct access from Lysons Avenue. The enclosed secure yard to the rear of the building can be accessed via the rear loading door

## Location

The property is prominently located on Lysons Avenue, Ash Vale just a 5 minute walk to either Ash Vale or North Camp railway stations providing services to London and to Reading and Guildford respectively. There is quick access via the A331 onto the M3 and connecting motorway network.

## Accommodation

The accommodation comprises the following areas measured on a GIA basis:

Name	sq ft	sq m
Ground - Offices & staff welfare	1,221	113.43
Ground - Warehouse/Workshop	16,369	1,520.73
<b>Total</b>	<b>17,590</b>	<b>1,634.16</b>

## Viewings

Strictly by appointment only via the Sole Agents, Page Hardy Harris.

## Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

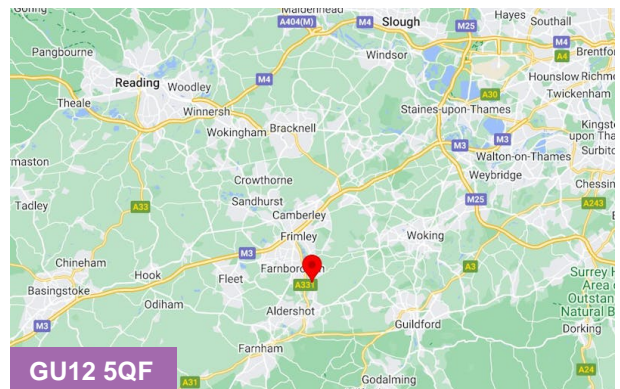
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

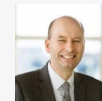
Each party is responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which may be chargeable.



## Viewing & Further Information



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