

TO LET 7,698 sq ft (715.2 sq m) GIA

Refurbished modern warehouse / light industrial unit

Easy access to Blackwater Valley Route Aldershot Interchange A331

SPRINGLAKES



IMMEDIATELY AVAILABLE



Springlakes Industrial Estate, Deadbrook Lane, Aldershot GU12 4UH

springlakesaldershot.co.uk



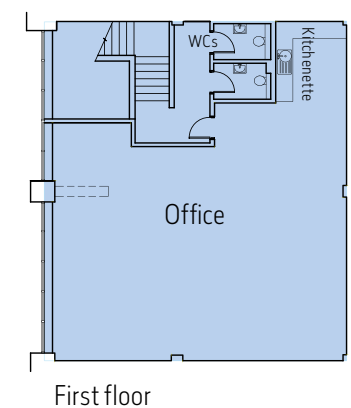
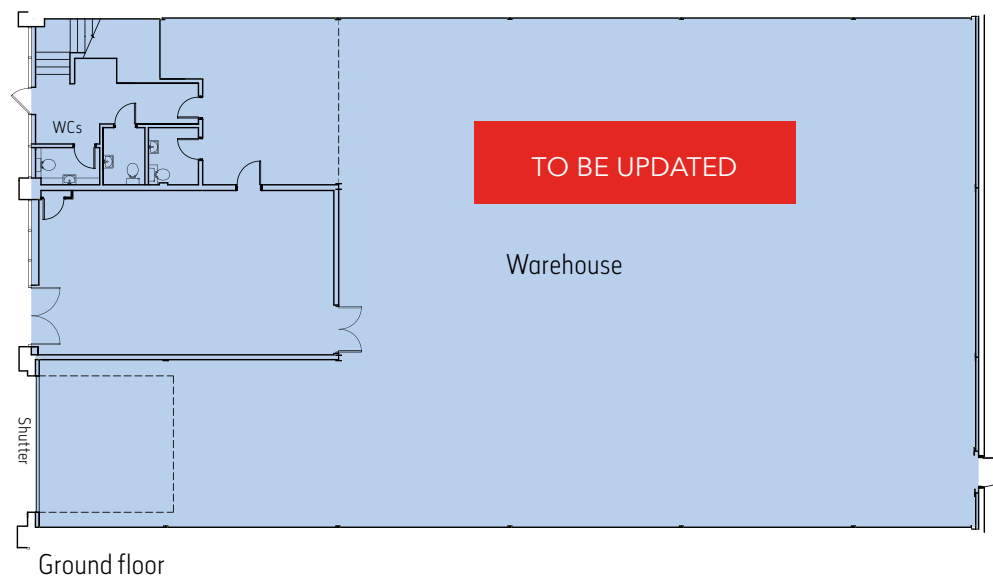
DESCRIPTION

Unit 7 forms one of eight modern units of steel portal frame construction with brick and profile cladding to the elevations, and insulated roof.

The unit benefits from good loading/unloading facilities and excellent on site parking. Unit 7 is a mid-terrace unit comprising warehouse, storage and production accommodation together with first floor offices, and kitchenette.

ACCOMMODATION

		sq ft	sq m
Ground floor	Warehouse/industrial	6,348	589.8
First floor	Office	1,350	125.4
Total area	(Gross Internal)	7,698	715.2





FEATURES



Eaves Height 6.25m



Electric panel
loading door



3 phase
power supply



16 on-site parking
spaces



LED lighting
throughout



Kitchenette



EPC rating C(59)



Air-conditioned
offices



Easy access to Blackwater Valley Route
Aldershot Interchange A331

SPRINGLAKES

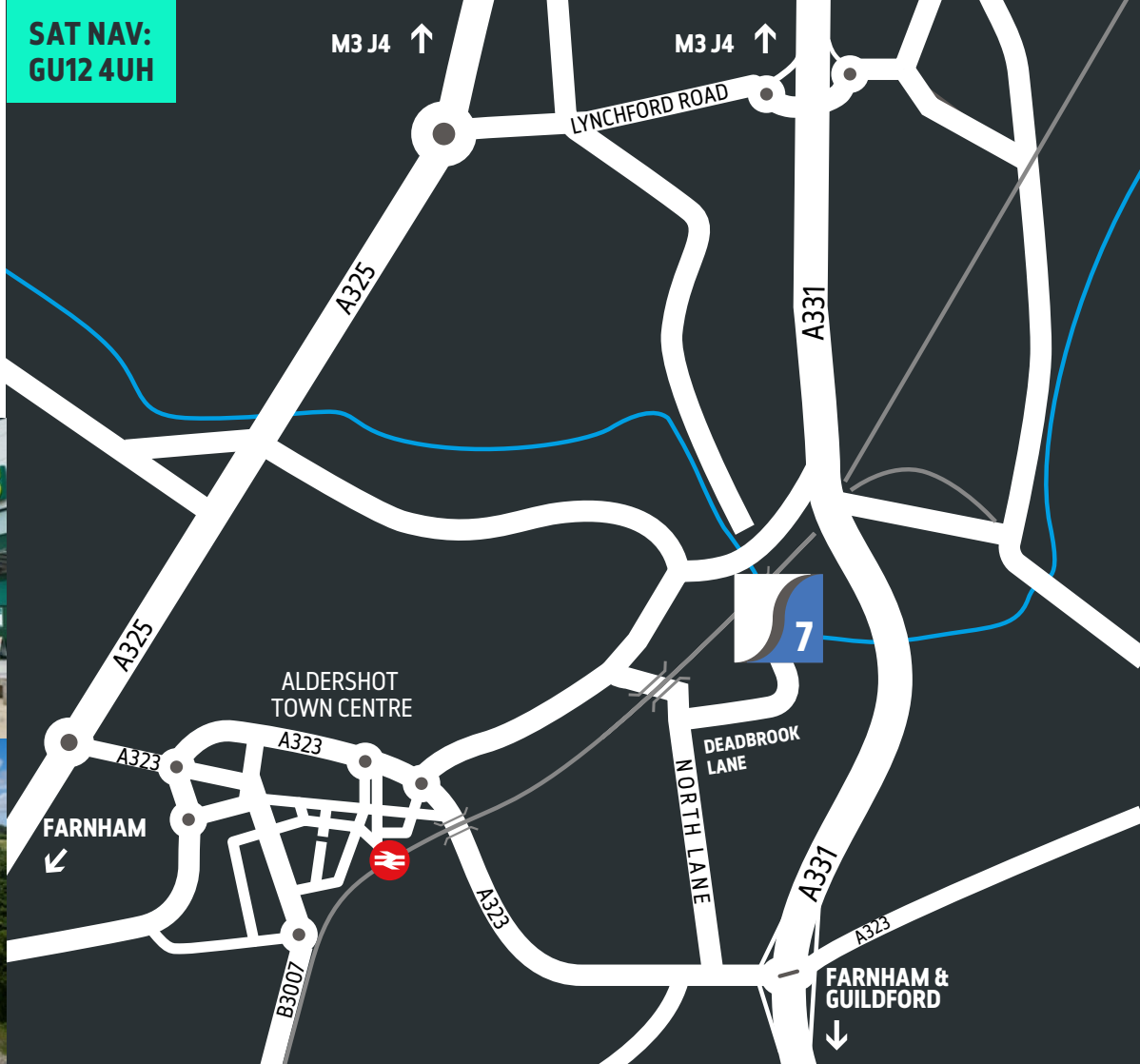


LOCATION

Springlakes Industrial Estate is situated off North Lane in the principal commercial industrial area of Aldershot.

The Estate is close to the Aldershot interchange on the A331 Blackwater Valley Route, providing swift access to the M3/M4 to the north and the A31 Hogs Back to the south, facilitating access to the A3 to the east and Winchester to the west.

There is a rail service from Aldershot to London Waterloo, the fastest service taking approximately 54 minutes.



LEASE TERMS & RENT

Available on a new lease on flexible terms. Rent upon application exclusive of rates and estate charge.

springlakesaldershot.co.uk

VIEWINGS & INFORMATION

Contact joint agents.

**Hurst
Warne**
01252 816061

STEVE BARRETT
01252 816061 | 07894 899728
steve.barrett@hurstwarne.co.uk

TIRION LLEWELYN
01483 388800 | 07516 690873
tirion.llewelyn@hurstwarne.co.uk

JCH
COMMERCIAL
07770 925 871
jchcommercial.co.uk

JON HOLLIS
07770 925871
jonhollis@jchcommercial.co.uk

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable. Misrepresentation Act: Hurst Warne and JCH Commercial, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. August 2026