



Blacknest House

Blacknest Road, Alton, GU34 4PX

Freehold for sale

11,368 sq ft

(1,056.12 sq m)

- 18 allocated car spaces to the front plus additional parking to the side and rear
- Fibre broadband installed
- Power supply recently upgraded
- Oil fired space heater (warehouse)
- Double glazed windows (offices)

Summary

Available Size	11,368 sq ft
Price	£945,000
Rates Payable	£30,208 per annum
Rateable Value	£59,000
EPC Rating	E (123)

Location

The property is situated on the well established Blacknest Industrial Estate which is approximately 1.5 miles from Bentley village and close to the Bentley mainline railway station. Bentley is situated approximately 4 miles south of Farnham therefore providing easy access to Guildford and the M3/M25. Bordon is approximately 5 miles to the south which provides access to the A3 and South Coast.

Description

Blacknest House comprises an industrial premises with two floors of offices to the front. The ground floor offices have been converted into a showroom to include a cafe/breakout area which links to the industrial accommodation which benefits from a mezzanine floor for additional storage. To the rear of the building there is a detached storage unit plus additional parking which currently houses a number of shipping containers.

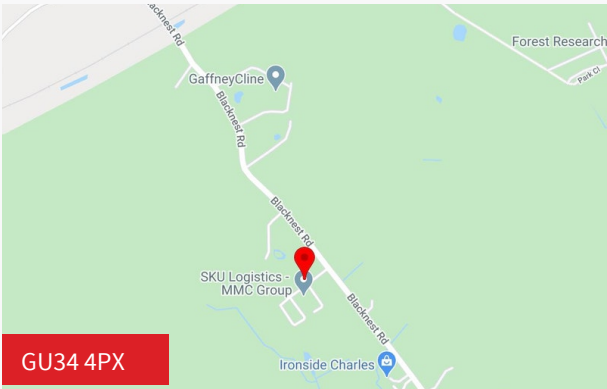
Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
G - Show Room	3,118	289.67
1st - Offices	2,601	241.64
G - Industrial (including first floor break out area)	3,734	346.90
G - Total Area	9,453	878.21
1st - Mezzanine	1,254	116.50
G - Rear Detached Storage Unit	661	61.41
G - Grand Total	11,368	1,056.12

Legal Costs

Each party to be responsible for the payment of their own legal costs incurred in the transaction.



Viewing & Further Information

Nick Reeve
01252 710822
nreeve@curchodandco.com

Alex Blown
01252 710822
ablown@curchodandco.com

More properties @ curchodandco.com

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