

MODERN INDUSTRIAL/WAREHOUSE UNIT/S

TO LET

1,800, 2,036 or 3,836 ft²

£15.50 ft²



UNITS 8 & 9 LDL BUSINESS CENTRE, STATION ROAD WEST, ASH VALE, SURREY, GU12 5RT

**7 Alexandra Road
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- ▶ **Full Sized Electrically Operated Loading Door/s**
- ▶ **4,5 or 9 Designated Parking Spaces**
- ▶ **Dedicated Loading Area/s**
- ▶ **Excellent Access to A331 Blackwater Relief Road & J4 of the M3**
- ▶ **3 Phase Power**
- ▶ **Modern Construction with Full Height Roof Space**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

LDL Business Centre is located off of Lysons Avenue in Ash Vale, and offers excellent access, being situated midway along the A331 Blackwater Relief Road, being equal distance between the A31 and Junction 4 of the M3 Motorway. Other commercial occupiers nearby include Hi- Speed, BMW, Darlings of Chelsea, SIG etc.

DESCRIPTION

LDL Business Centre was constructed around 18 years ago. The units are of steel portal frame under cladding and brickwork. The units are fitted with a toilet facility and full height eaves and an electrically operated loading door.



Archive picture showing Unit 8

ACCOMMODATION

Measured on a Gross Internal basis, the floor area is as follows:

Total Floor Areas

Unit 8 189.15 m² 2,036 ft² - 5 Reserved Parking Spaces

Unit 9 167.22 m² 1,800 ft² - 4 Reserved Parking Spaces

TERMS

The building is available on a new 5 year Full Repairing and Insuring Lease incorporating a break clause at the end of the 3rd year.

RENT

| | | | | | |
|--------|---|-------------|----------------|---|------------|
| Unit 8 | - | £31,500 pax | Service charge | - | £2,036 pa. |
| Unit 9 | - | £27,900 pax | Service charge | - | £1,800 pa. |

VAT

Please note that VAT is chargeable at the prevailing rate on both the rent and service charge.

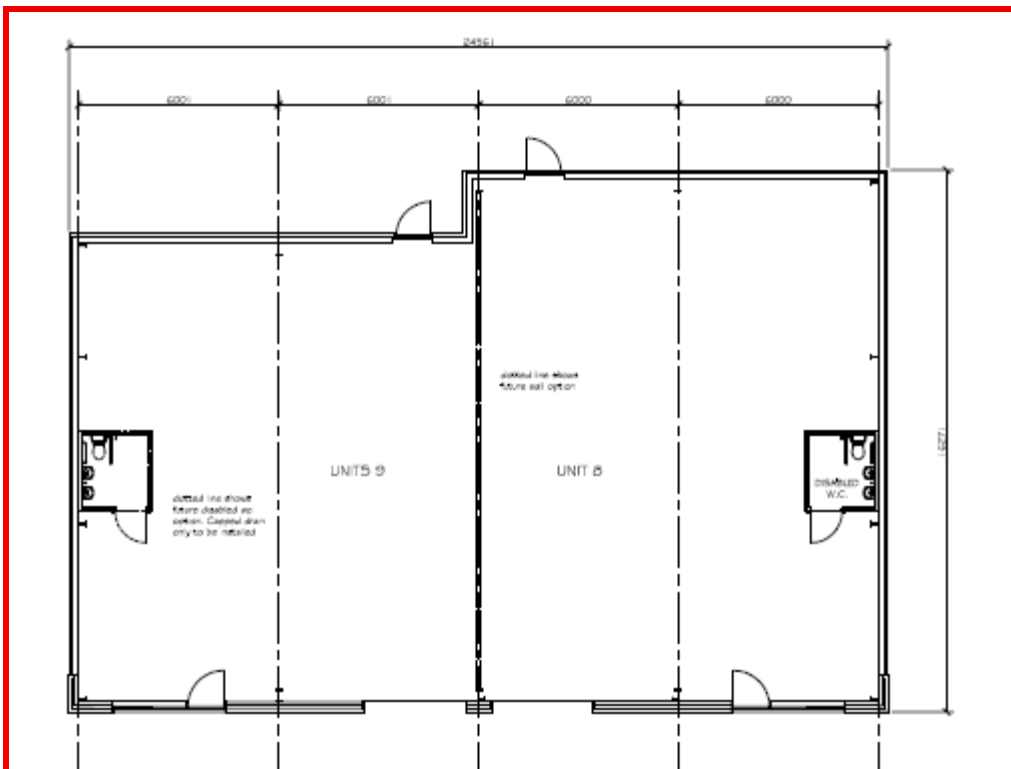
BUSINESS RATES Unit 8 a rateable value of £27,500, giving rates payable of around £11,880, Unit 9 a rateable value of £23,750, giving rates payable of around £10,260. However, we understand that the government have granted transitional relief following the recent revaluations, so we strongly advise that interested parties contact the business rates department at Guildford Borough Council 01483 505050 for the accurate rates payable figures.

BUILDINGS INSURANCE Approximately £600 per unit, plus VAT per annum, but accurate figures will be provided on application.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

OCCUPATION TIMINGS Unit 9 November 2026 - Unit 8 we understand could be vacated earlier around September 2026.

FLOORPLAN – NOT TO SCALE



ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 8

51-75

C

66 C

Unit 9

51-75

C

71 C

VIEWING

Strictly by appointment with the **Sole Agent**:

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REF

09/002C/Units 8 & 9 LDL Business Centre