



**Owen  
Isherwood**  
CHARTERED SURVEYORS

**INCOME PRODUCING  
INVESTMENT FOR SALE**

7,142.29 sq. ft (663.54 sq. m.)

**UNITS A3-A5, BLACKNEST INDUSTRIAL ESTATE, ALTON , GU34 4PX**

## 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

The property is formed of three adjacent units that are currently occupied by Sealfix Ltd and have been historically knocked through to create a single open plan warehouse, with mezzanine above part and a section of staff offices, with additional storage space above.

## ACCOMMODATION

Unit	Sq. ft	Sq. m
Ground Floor	4,810.50	446.91
Mezzanine	2,331.79	216.63
Total	7,142.29	663.54

There are a total of 10 parking spaces included within the front forecourt of the units.

## TERMS

Upon completion Sealfix Ltd. will enter into a new 10 year Full Repairing and Insuring lease at £55,200 p.a.

## EPC

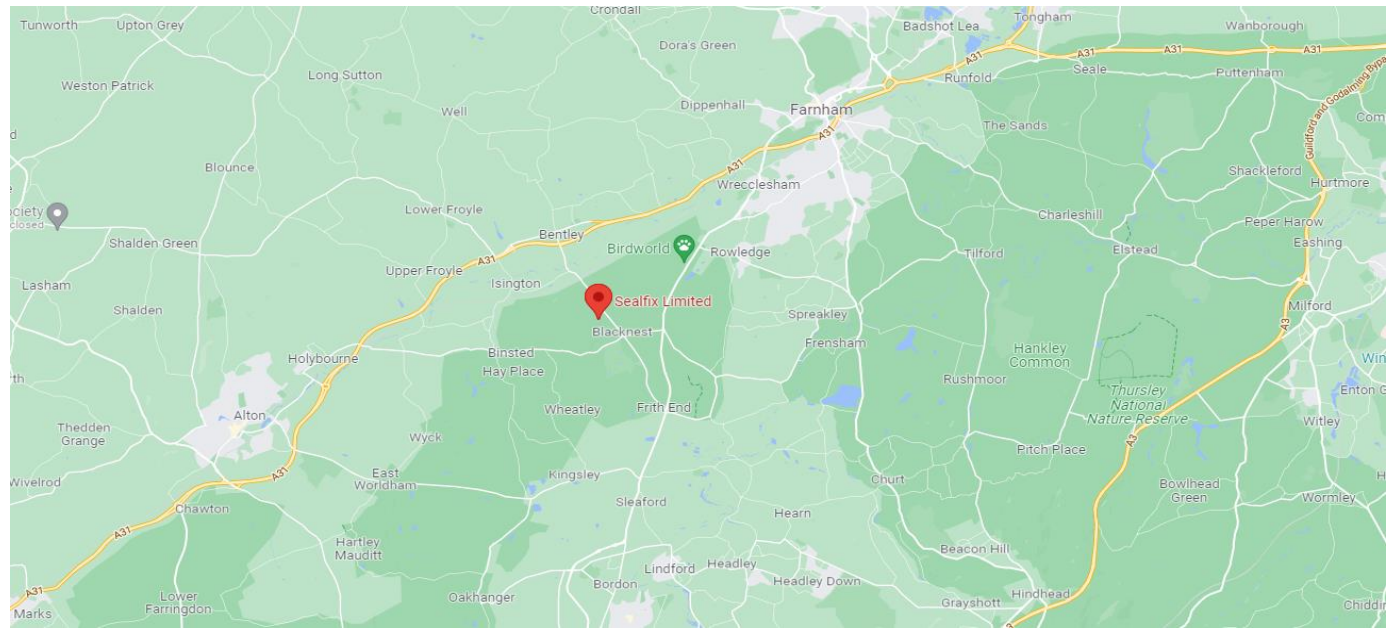
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## PRICE

£825,000 + VAT

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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