



Unit 3 Christy Estate

ALDERSHOT · GU12 4TX

**FULLY REFURBISHED
INDUSTRIAL / WAREHOUSE UNIT
WITH SECURE YARDS & CROSS LOADING
25,181 SQ FT (2,339.4 SQ M)
TO LET**



STRATEGICALLY LOCATED.

Christy Estate boasts exceptional connectivity and close proximity to key transport links, making it an ideal hub for regional distribution and convenient access to London and the South East.



UNIT 3



FULLY REFURBISHED, SELF-CONTAINED INDUSTRIAL / WAREHOUSE UNIT.



- Two gated and secure yards up to 25m
- 5.7m clear height
- 24/7 unrestricted loading access
- Site area approx. 1.25 acre
- Up to 65 parking spaces
- 3 level loading doors
- First floor fitted offices
- Suitable for E(g)(iii), B2 & B8 uses
- LED lighting to warehouse
- EPC B Rating



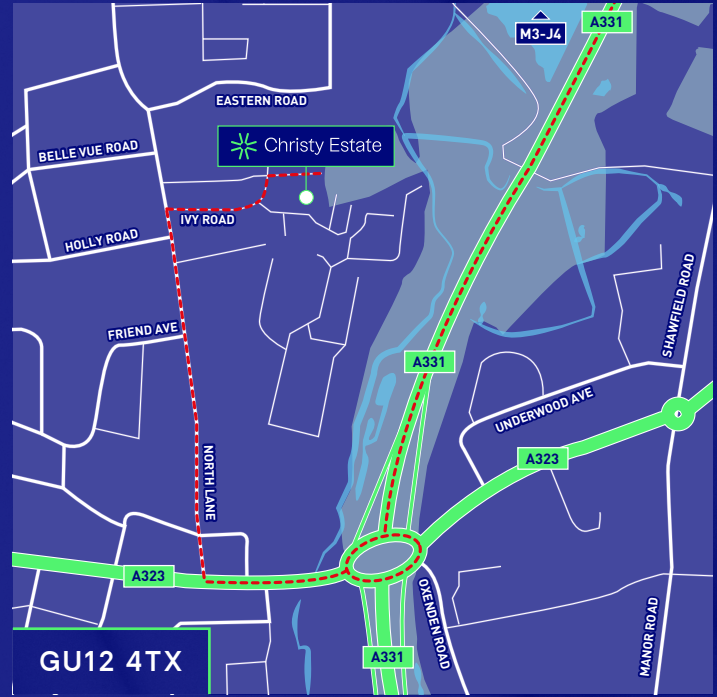
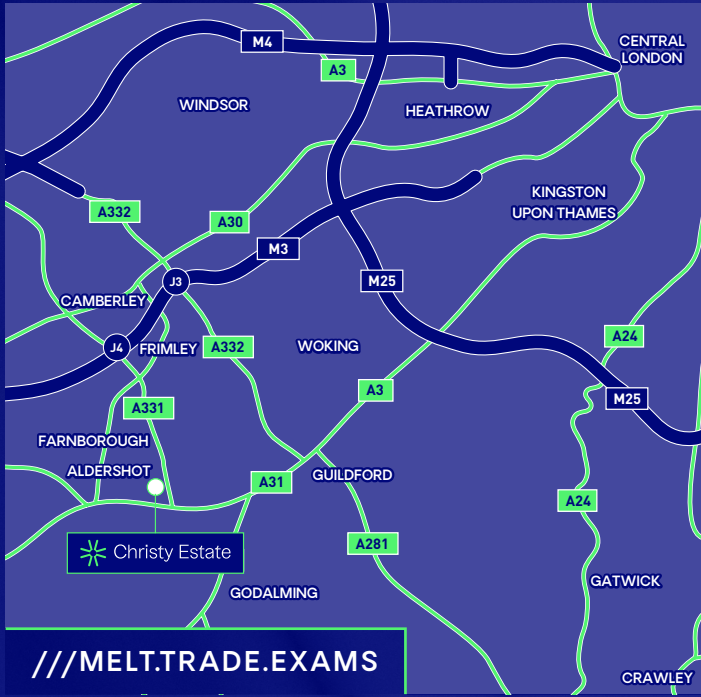
A prominent main reception provides access to the first-floor office accommodation.

The undercroft area at ground floor level, located beneath the offices, is offered in shell and core condition, providing occupiers with the flexibility to configure the space to suit their operational needs. Potential uses include additional offices, showroom, storage, light assembly, trade counter or laboratory space.

ACCOMMODATION

UNIT 3	SQ FT	SQ M
Warehouse / Office / Undercroft / Extension	20,881	1,939.9
First Floor Office	4,300	399.5
TOTAL	25,181	2,339.4

* Approximate measurements are based on GEA.



LOCATION

Christy Estate is situated within Aldershot’s established North Lane Business Area, a key employment location within the Borough of Rushmoor. Unit 3 is centrally positioned on the estate, approximately 0.75 miles from the A331, providing

swift access to Junction 4 of the M3 (6 miles) and the wider motorway network. The M25 is approximately 17 miles away via the A3 (Junction 11) or M3 (Junction 12).

TOWN / CITIES	DISTANCE	DRIVE TIME
London	40.2 miles	1 hr
Aldershot	1.1 miles	3 mins
Farnborough	4.0 miles	10 mins
Guildford	9.5 miles	18 mins
Southampton	53 miles	1 hr 8 mins

AIRPORTS	DISTANCE	DRIVE TIME
Heathrow Airport	26.4 miles	28 mins
Gatwick Airport	42.2 miles	44 mins
Southampton Airport	50 miles	55 mins

SOURCE: Google Maps

TERMS

Immediately available to let on a new fully repairing and insuring lease. Rent on application.

For further information or to arrange a viewing, please contact the joint sole agents:

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.



EPC

B36.

Peter Richards
07803 078011
peter.richards@hurstwarne.co.uk

Gus Haslam
07885 596 877
gus.haslam@knightfrank.com

RATES

Rateable Value – £194,000 (2023).

Tirion Llewelyn
07516 690873
tirion.llewelyn@hurstwarne.co.uk

Charlie Perkins
07974 366 158
charlie.perkins@knightfrank.com

LEGAL COSTS

Each party to bear their own legal costs.

Shaun Rogerson
07970 304 392
shaun.rogerson@knightfrank.com

VAT

All pricing is subject to VAT.

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. November 2025. Designed & produced by **CORMACK** - cormackadvertising.com