

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

OFFICE PREMISES *with parking (4 spaces)*

TO LET (MAY SELL)

2,525 sq ft (234 sq m) approx.



SUITE 7

WESLEY CHAMBERS • QUEENS ROAD • ALDERSHOT • HAMPSHIRE • GU11 3JD

LOCATION:

The premises are located in Aldershot town centre close to the High Street [A323]. Aldershot offers a range of local shops, covered shopping precincts, restaurants and pubs.

Road communications are reasonably good with the A323 providing a direct link to the Blackwater Valley Relief Road [A331] and the M3 motorway [Junction 4]. The A31/A3 [London to Portsmouth Road] is within a mile and provides fast access to Guildford and Central London.

Aldershot main line railway station is within 10 minutes walking distance of the premises and provides a regular service to London [Waterloo] in approximately 45 minutes. Heathrow and Gatwick airports are also easily reachable.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

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DESCRIPTION: The premises comprise a modern self-contained second floor office suite together with a mezzanine floor (arranged as part open plan and part cellular office accommodation). The premises includes a kitchenette, separate male and female W/C facilities and 4 x allocated on-site car parking spaces.

ACCOMMODATION: (all areas net and approx:)

2,525 sq ft (234 sq m)

TERMS: The premises are available by way of a new lease for a period to be agreed.

RENT: £25,000.00 per annum exclusive.

Note: our client will consider a sale of the long leasehold interest in the premises for £300,000.00 (the lease term is for 125 years from 2007 subject to a ground rent of £100 per annum)

VAT: The premises are not elected for VAT.

SERVICE CHARGE: Further information is available on request.

LEGAL COSTS: Each party to bear their own professional and legal costs.

RATES:

Description:	Offices and Premises
Rateable Value:	£23,000.00
Rates Payable:	£11,339.00 (approx.) for the year 2015/16.

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents**.



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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a property; (v) no person in the employment of Gascoignes has the authority to make or give any representation general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4356372.

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Energy Performance Certificate

Non-Domestic Building



Suite 7, Wesley Chambers
Queens Road
ALDERSHOT
GU11 3JD

Certificate Reference Number:
0692-2504-5630-7190-5203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 177

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 280
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 108.74

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

79 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.