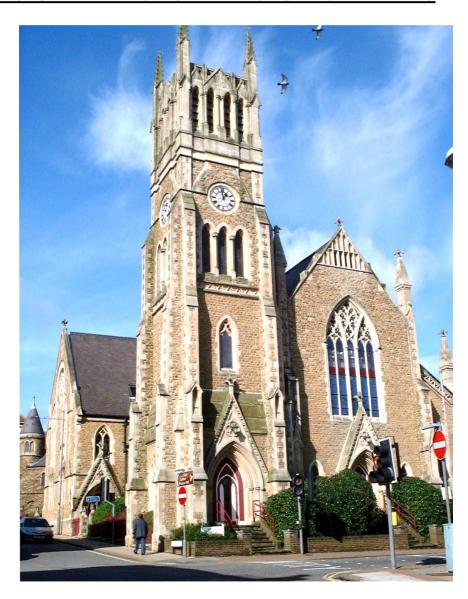


Commercial + Industrial Surveyors Valuers • Development Consultants

SELF CONTAINED FULLY FURNISHED SECOND FLOOR OFFICES 930 SQ FT (86.4 SQ MTS) APPROX TO LET ON SHORT TERM LICENCE - WITH ON SITE CAR PARKING



WESLEY CHAMBERS (Suite 8), QUEENS ROAD, ALDERSHOT, HAMPSHIRE GU11 3JD

TEL: 01252 329129

Suite 9, Wesley Chambers, Queens Road, Aldershot, Hampshire GU11 3JD

www.emberson.com

LOCATION:

These offices are extremely well located within an imaginatively restored gothic style church, situated at the junctions of Grosvenor Road, Queens Road and Barrack Road, within a short distance of Aldershot Station (Waterloo – fastest journey approximately 45 minutes). Road communications are good with access on to the Blackwater Valley relief road (A331) and which now links the M3 (Junction 4) with the A31.

DESCRIPTION:

Comprising of a self contained second floor fully furnished open plan office suite, with separate kitchenette and separate toilet facility. One on site car parking space will be allocated with the office suite.

AMENITIES:

- New carpets
- Video entry phone system
- Spot Lighting
- Fresh Circulated Air Electric Heating
- Three Compartment Trunking
- One Car Parking Space
- Lift to all floors
- Vaulted ceilings & stained glass windows

ACCOMMODATION: Main Open Plan Area 930 sq ft (86.4 sq m)

LICENCE: The office is available on an all inclusive monthly licence fee of £1,600

and which will cover rent, service charges and annually building insurance the prospective tenant will arrange their own rates with the

local authority.

RATES: Rateable value £8,537. Rate in the £: 49.9p. Further details can be

obtained from Rushmoor Borough Council Rating Dept on 01252-

398331.

PRICE: The long leasehold interest is available for sale at a price of £180,000

plus VAT. The term is for 125 years from 2007 at a ground rent of

£120 per annum.

VIEWING: Strictly by prior appointment with the Agents:

Emberson & Co., Suite 9 Wesley Chambers, Queens Road, Aldershot, Hampshire GU11 3JD. Tel No: (01252) 329129. Fax No: (01252) 329120. email howard@emberson.com

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