



Manor Park Chambers

304 High Street, Aldershot, GU12 4LT

Modern offices

4,447 to 14,299 sq ft

(413.14 to 1,328.42 sq m)

- Edge of town - only an 8 minute walk to train station
- Economic offices with existing fit out available
- Extensive, secure on site car parking
- Air conditioning with perimeter trunking

Summary

Available Size	4,447 to 14,299 sq ft
Rent	£15 per sq ft
Rates Payable	£70,400 per annum
Rateable Value	£137,500
Service Charge	N/A
EPC Rating	C (61)

Description

The property comprises a three storey building providing offices over ground and two upper floors. The building is located opposite Manor Park and benefits from extensive secure car parking to the front and rear of the property.

The property provides efficient office space with mainly open plan floor plates and extensive secure car parking to the front and rear of the building.

Location

Manor Park Chambers is prominently located fronting the A323, the main thoroughfare into Aldershot from the A331 (less than 1 mile distant) which in turn provides quick and easy access to Junction 4 of the M3 (6.5 miles) and the national motorway network.

The building is located a short walk (approximately 8 minutes) from Aldershot mainline railway station, which provides regular services to London Waterloo (average journey time of 50 minutes) and Guildford (17 minutes). The town centre and its wealth of amenities is only a 15 minute walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Reception	470	43.66
Ground - Offices	4,574	424.94
1st - Offices	4,809	446.77
2nd - Offices	4,447	413.14
Total	14,300	1,328.51

Terms

The property is available by way of a new lease.

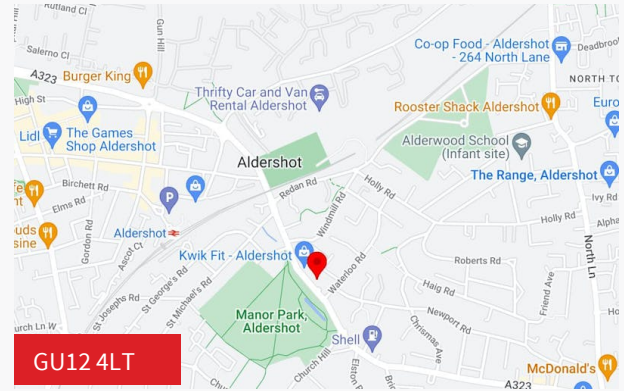
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

David Bowen

01276 682501 | 07836 544 565

dbowen@curchodandco.com

Josie Reeves

01276 682501 | 07825 182913

jreeves@curchodandco.com

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