

PROPERTY DETAILS

OFFICE + PARKING TO LET

Location:	ALDERSHOT, HAMPSHIRE
Property:	First Floor, Unit B Manaway Industrial Estate, GU12 4RH
Size:	1,006 Sq Ft (93.5 Sq M)



- Surplus office space to let
- Self-contained
- 7 car parking space
- Comfort cooled / heated
- Immediate occupation

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

Established industrial estate.

Aldershot town centre : 1.5 miles

A331 Dual carriageway: 0.5 miles

Aldershot Mainline Rail Station: 1.5 miles

Description

First floor office and kitchenette in an end terrace traditional frame warehouse unit • Comfort cooling and heating • Self-contained WCs and facilities • Carpeted • CAT II Suspended ceilings • Kitchenette • 7 parking spaces

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1st edition and has the following Gross Internal Floor Area:

	Sq M	Sq Ft
First	102.8	1,110
Ground	27.4	295
TOTAL	130.2	1,405

Rent

£10,500 per annum plus VAT inclusive of all other outgoings *except* energy and telecom costs.

Outgoings

The remainder of the building is used for storage purposes. Energy costs for the building are to be shared at 50% of the cost.

Lease

A new internal repairing lease is available until May 2023 on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

No rates are payable by small businesses. The assessment is yet to be split. We expect the Valuation Office <http://www.voa.gov.uk> to assess a Rateable Value (RV) of approximately £7,000

The UBR (2018/2019) is 0.48

Normal rates payments = RV x UBR.

Exceptions occur due to transitional relief and / or small business relief. Contact Rushmoor Borough Council for more information.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

wt@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



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