

**PRELIMINARY PROPERTY DETAILS**

# B1 / B8 BUSINESS SPACE TO LET

Location:	ALDERSHOT, HAMPSHIRE
Property:	Part Unit B, Manaway Industrial Estate, GU12 4RH
Size:	2,114 Sq Ft (196.4 Sq M)



- **Surplus office & industrial 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](http://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

Flexible business / office / light industrial / warehouse space within and end terrace traditional frame warehouse / industrial unit • First floor and part ground floor light industrial • Self-contained • Carpeted • CAT II Suspended ceilings • Kitchenette • Comfort cooling and heating • 7 parking spaces

## Floor Areas

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

	Sq M	Sq Ft
First	102.8	1,110
Ground	<u>93.1</u>	<u>1,005</u>
TOTAL	195.8	2,114

## Rent

£22,200 per annum plus VAT inclusive of all other outgoings *except* business rates and energy 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

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 £15,000

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](mailto:wt@traynorryan.co.uk)

## Costs

All legal costs to be borne by the ingoing tenant.



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