



Owen
Isherwood
CHARTERED SURVEYORS

Upper Barn, 4 Hillside Road, Aldershot, GU11 3NB

FOR SALE | 5,942 SQ FT (552.03 SQ M)

Modern office investment in Aldershot, Hampshire, with multiple tenants in situ.

- Current annual rent of £86,725.92.
- Majority of tenants currently holding over on expired leases - scope for majority vacant possession or retaining tenants based upon purchaser requirements.
- Large car park surrounding.
- Gardens to the front of the premises.
- Class "E" commercial office use.
- Modern fitout internally with exposed beams and large glass windows.





Location

The town of Aldershot is situated on the Northern edge of Hampshire, bordering Surrey and being surrounded by the neighbouring towns of Farnham, Tongham, Farnborough and Fleet. The town is a multicultural hub with a strong Nepalese heritage in the town, being a garrison town with a military history dating back to the 1850's.

National rail links from the centre of the town include London Waterloo, Guildford and Farnham, with buses linking up to Yateley and Guildford.

Description

A modern office complex with a number of varying office suites. The building benefits from separate entrances throughout, with interconnecting corridors along with breakout areas and separate WC's throughout. Each unit has been let to different tenants on a variety of leases, most either expired and holding over or close to expiry. A full schedule is available upon request.

Accommodation

Name	sq ft	sq m	Availability
Building	5,942	552.03	Available
Total	5,942	552.03	

Price

Offers from £1,200,000

Rates & Charges

Rateable value: £16,750

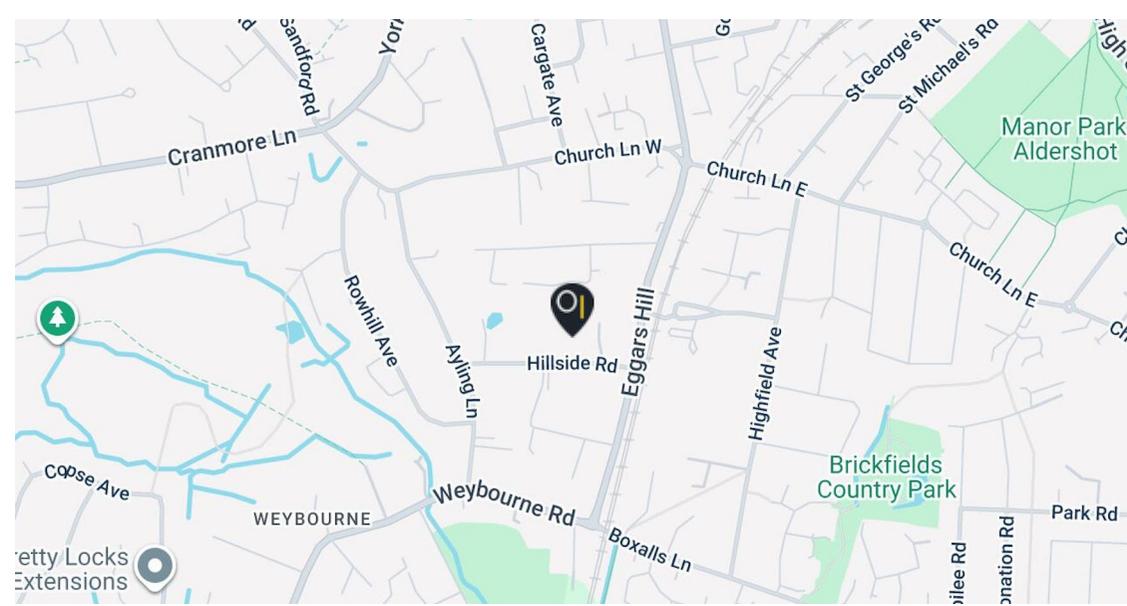
Rates payable: £8,358.25 per annum

EPC

C (64)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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