

Office
FOR SALE

**HOLLIS
HOCKLEY**



**Upper & Lower Floors, Gun Hill Park, Hospital Road, Aldershot,
GU11 2AN**

Upper and Lower Ground Commercial Opportunity for Sale

Summary

Tenure	For Sale
Available Size	8,317 sq ft / 772.67 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Impressive grade II listed building available to purchase on a long leasehold
- Excellent parking provisions
- Attractive fit out to the upper ground floor
- Landscaped grounds to the front of the premises
- Located in the popular Gun Hill Park
- Availability for a variety of Commercial Uses
- Lower ground floor ready for tenant fit out (shell and core)

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DESCRIPTION

The subject space is located within an impressive grade II listed building, situated over three floors, with a large clock tower being the dominant central feature. The majority of the building has been converted to high end residential apartments, however the centrally positioned upper and lower floors are offered on a long leasehold basis with the potential for a variety of commercial uses.

The upper ground floor has been fitted out to a high specification, with the benefit of two main entrances. The lower ground floor is divided into a number of smaller rooms, with the benefit of a large central room. This unit is available in a shell and core condition ready for tenant fit out to meet their exact requirement. Externally, the grounds are attractively landscaped with plenty of parking, including EV charging points.

LOCATION

Gun Hill Park enjoys a conveniently and well-connected setting close to Aldershot town centre. Gun Hill Park is a development of approximately 140 luxury, new and refurbished homes and apartments.

The area benefits from good connection to the A325 being 1.3 miles to the west and the A331 approximately 2.3 miles to the east providing wider connectivity to the south east. Junction 4 of the M3 is approximately 6 miles away.

Aldershot town centre is nearby offering plenty of amenities including a mainline station with frequent services to London Waterloo.

TENURE

The unit is available long leasehold on a new 999-year lease, at a peppercorn rent.

TERMS

The long leasehold interest guide price is £949,995, subject to contract.

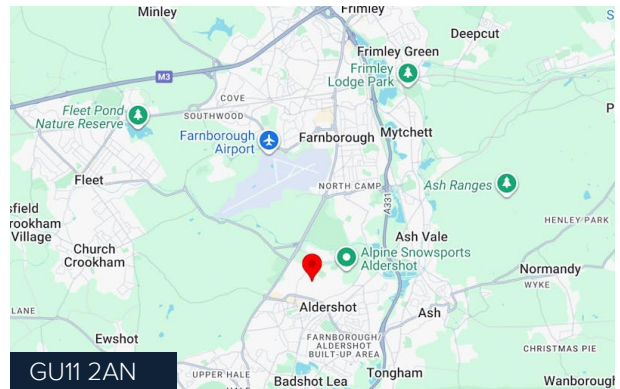
PLANNING

The space is suitable for a variety of uses, further information on this is available through the agent.

FURTHER INFORMATION

Internal floor plans and car park plans are available on request.

EPC awaiting assessment.



Viewing & Further Information

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