



Owen
Isherwood

LAND REAR OF ST GEORGE'S ROAD ALDERSHOT

THEARCHCO.COM

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LOCATION

LOCATED ADJACENT TO ALDERSHOT RAILWAY STATION ON EAST STATION ROAD.

Aldershot Railway Station provides services to London Waterloo, Guildford, and Alton. Accessed via East Station Road, both the A31 & M3 can be easily reached.



DRIVE TIMES

A31



7 mins

Farnborough



10 mins

M3



12 mins

M25



30 mins

DESCRIPTION

**RARELY AVAILABLE SELF-CONTAINED
OPEN STORAGE YARD WHICH IS
FENCED WITH STEEL GATE ENTRY.**

ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
LAND	7,643	£17,500



SPECIFICATION



Secure
storage land



Steel gate
entry

COSTS PER ANNUM

Rent	£17,500
Service Charge	£0
Insurance	£0
Business Rates	Applicants to check with the VOA.

Indicative monthly costs: **£1,458**.

All figures quoted are exclusive of VAT which is applicable.

EPC

N/A.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent Owen Isherwood.

ADAM FENNEY

+44 (0)1483 300 176

adam@owenisherwood.com



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These particulars do not constitute, or form part of, any offer or contract, and whilst all of the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

Particulars issued August 2023.

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