

# Industrial / Warehouse TO LET

**HOLLIS  
HOCKLEY**

PRICE REDUCTION



## Stableford House, Sebastapol Road, Aldershot, GU11 1SG

Flexible warehouse building located in Aldershot town centre with first-floor office / storage

### Summary

Tenure	To Let
Available Size	2,243 sq ft / 208.38 sq m
Rent	£22,000 per annum
EPC Rating	D (100)

### Key Points

- Two storey storage/office building offering very flexible accommodation
- Gas central heating
- WC and kitchen facilities
- free parking within Sebastapol Road
- Large electrical operated loading door
- Ground floor ceiling height of 3.5 metres
- Town centre location

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## DESCRIPTION

An unusual building located in the heart of Aldershot Town Centre, which offers a tenant flexible accommodation between storage and office uses to suit a company's requirements. The ground floor storage has good height for storage and racking, plus an oversized loading door allowing trucks and vans to part reverse into the premises to allow ease of loading/unloading.

The main storage area is a good size rectangle measuring 18.5m in length and 5.5m in width, minimum height on the ground floor 3.1m and maximum height 3.5m. The first floor lends itself to offices, having kitchen and toilet facilities, but can also be used for further storage if required, although access to the upper floors is via a circular staircase.

- LOADING DOOR – 4.5m wide and 3 metres high
- Free parking in the Road
- Flexibility between Offices and Storage
- Town Centre Location
- Toilet and kitchen facilities
- Potential for Alternative Uses

## LOCATION

Sebastopol Road is located within the town centre, so within walking distance of trains, buses and public car parks. Aldershot is known for it's easy access to excellent A331 Blackwater Relief Road which serves Junction 4 of the M3 Motorway to the North and the A31 Guildford and A3 to the South.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,127	104.70	Available
1st - First Floor	1,116	103.68	Available
<b>Total</b>	<b>2,243</b>	<b>208.38</b>	

## TERMS

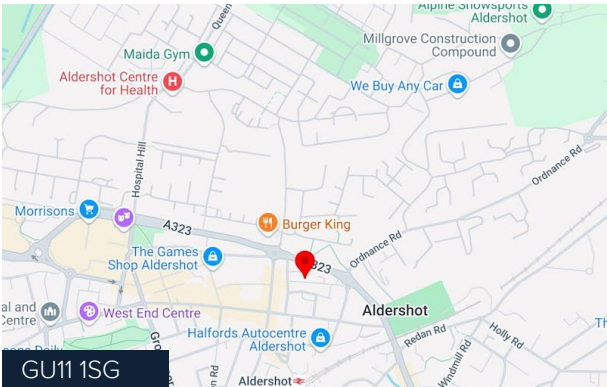
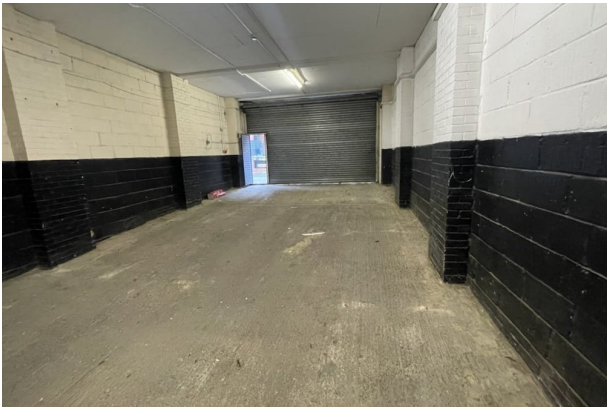
New lease terms at £22,000 pa exclusive (plus VAT).

## LEGAL FEES

Each party to meet its own legal fees incurred in the transaction.

## EPC

EPC rating of D/100.



## Viewing & Further Information

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