

Office

# TO LET / FOR SALE

 **HOLLIS  
HOCKLEY**



## Beaumont House, Auchinleck Way, Aldershot, GU11 1WT

A truly exceptional freehold office building of singular character

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	14,830 sq ft / 1,377.75 sq m
<b>Rent</b>	£15 per sq ft
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£89,544 per annum
<b>Rateable Value</b>	£164,000
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Rarely available freehold opportunity
- Interesting mix of open plan and cellular offices, capable of adaptation
- Generous car parking
- Character building with interesting history
- Secure fenced site

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## DESCRIPTION

Beaumont House was formerly known as the Beaumont Riding School, constructed between 1856 and 1859, for the purpose of the cavalry Riding School in Aldershot. The building is Grade II\* listed.

The property featured in the classic 1968 film "The Charge of the Light Brigade " and also in the 1972 film "Young Winston".

The building has been expensively and extensively refurbished in recent years to create a wholly individual and exciting interior, matched with a classic architectural exterior. Internally, the floorspace provides a mainly open plan floorplate, incorporating an attractive and modern mezzanine, which incorporates some cellular offices / meeting rooms, male / female / disabled WC's, fitted kitchen and plant room (with PMS).

The building also incorporates the front "officers area" which includes a viewing balcony, 2 directors offices, boardroom and entrance lobby / reception, together with further ladies and gents WC's and disabled WC.

This property offers an unrivalled opportunity to acquire character, but modern office floorspace, within an exceptional building of architectural and historical importance.

It is located in a quiet, fully secure site, yet within short distance of the A325, and close to Aldershot town centre.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main office	9,600	891.87	Available
Mezzanine - Mezzanine area	3,830	355.82	Available
Ground - Front / offices	1,400	130.06	Available
<b>Total</b>	<b>14,830</b>	<b>1,377.75</b>	

## SALE OR RENT

For Sale - £2,500,000 for the freehold interest (plus VAT).

To Rent - on new lease terms at a rent of £15.00 per sq ft.

## RATEABLE VALUE

Rateable value - £164,000 per annum

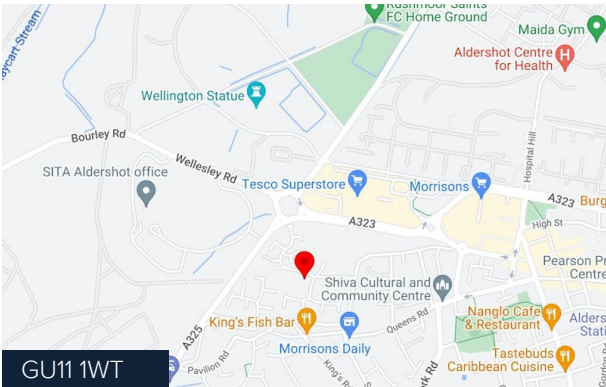
Rates payable - £89,544 per annum

## EPC

Upon application.

## LEGAL FEES

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



## Viewing & Further Information

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