



Manor Park Chambers, 304 High Street, Aldershot GU12 4LT

TO LET

Economic offices with existing fit out
available

4,447 - 14,299 Sq Ft
(413.13 - 1,328.38 Sq M)

DESCRIPTION

The property comprises a three storey building providing offices over ground and two upper floors. The building is located opposite Manor Park and benefits from extensive secure car parking to the front and rear of the property.

- ✓ **Modern Offices**
- ✓ **Edge of town - only an 8 minute walk to train station**
- ✓ **Economic offices with existing fit out available**
- ✓ **Extensive, secure on site car parking**
- ✓ **Air conditioning with perimeter trunking**
- ✓ **EPC - C (61)**

LOCATION

The building is prominently located fronting the A323, less than 1 mile from the A331 which provides quick & easy access to J4 of M3 (6.5 miles). The building is located a short walk (approximately 8 minutes) from Aldershot train station, which provides services to London Waterloo (approx. 50 minutes) and Guildford (17 minutes). The town centre is a circa 15 minute walk.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Reception	470	43.66
Ground floor	4,574	424.92
1st floor	4,809	446.76
2nd floor	4,447	413.13
Total	14,299	1,328.38

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

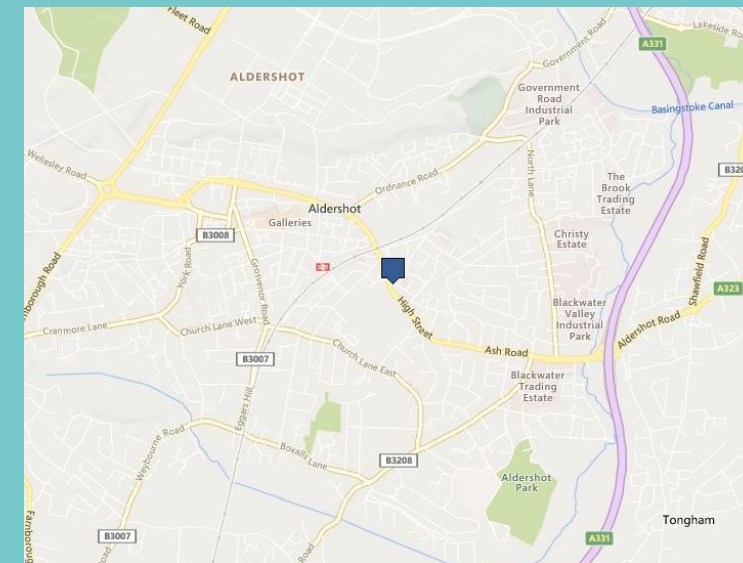
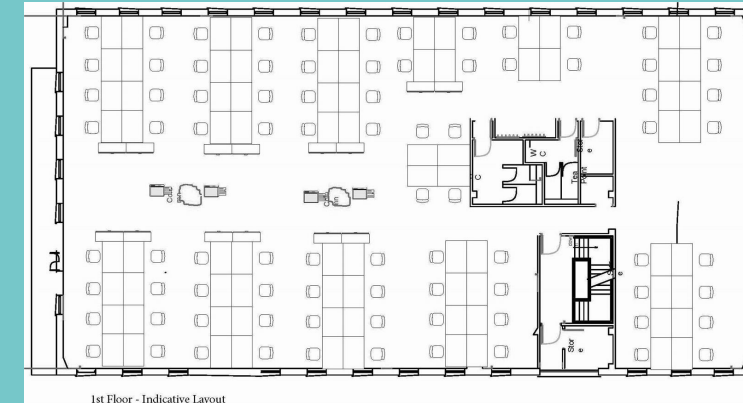
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For information please visit Valuation Office Agency - www.voa.gov.uk or contact Rushmoor Borough Council - 01252 398331

TERMS

The property is available by way of an assignment or a new sublease for a term expiring no later than December 2022.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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