

GROUND FLOOR SELF CONTAINED OFFICES A TOWN CENTRE LOCATION WITH PARKING

TO LET *IDEAL FOR ALTERNATIVE USES (SUBJECT TO PLANNING)*

1,073 ft² (99.75 m²)

£13.75 ft²

**30 Grosvenor Road, Aldershot, Hampshire,
GU11 3EB**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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- ▶ **Ideal for a Customer Facing Uses**
- ▶ **Double Entrance Doors with Large Reception Hall**
- ▶ **Toilet and Kitchen Facilities**
- ▶ **High Ceilings giving a Great Feeling of Space**
- ▶ **Wet Radiator Heating**
- ▶ **Various Separate Offices and a Large Open Plan Working Space**
- ▶ **Private Parking for 3 Vehicles (Good Town Centre Parking Close By)**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The property is situated in a prominent location in the heart of Aldershot Town centre, a short drive from the A323 Wellington Avenue which links with the main A325 Farnborough Road less than half a mile away. The Blackwater Valley Relief Road (A331) is also within a short drive which offers excellent access to Junction 4 of the M3 Motorway and the A31 connecting to the A3.



Main Office/Function Area

DESCRIPTION

A unique listed building with the subject accommodation set over the ground floor (Southern wing). The suite is self-contained, and has been used by Hampshire County Council as a Registry Office for many years, and therefore we feel it lends itself to other kinds of public facing uses as well as normal offices.



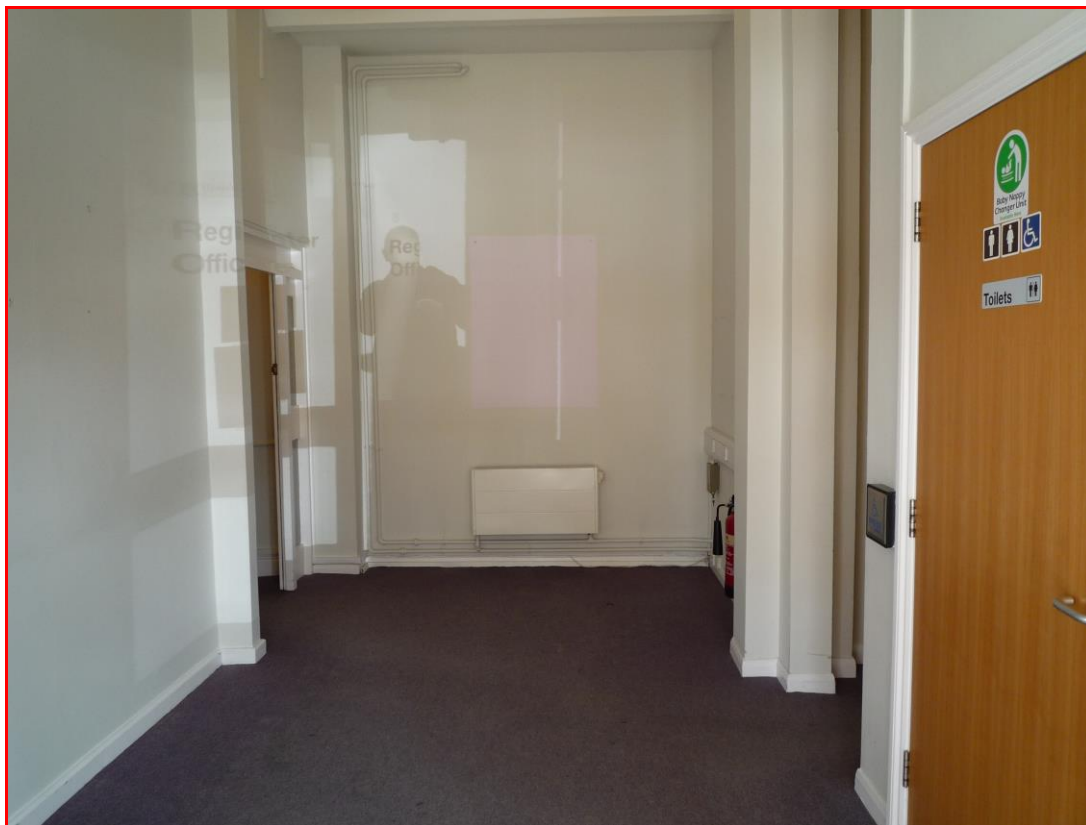
Car Park Area

VAT We understand from our clients that VAT will not be chargeable on the rent.

ACCOMMODATION

The approximate floor areas are as follows:-

Ground Floor Offices	1,073 ft ²	99.75 m ²
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Reception Entrance Hall

TO LET Available on a new 5 year lease incorporating a Landlord and Tenant rolling break clause which can be operated anytime after the first year subject to a minimum of one year's written notice.

RENT An annual rent of £14,500 exclusive of outgoings.

SERVICE CHARGE To be confirmed.

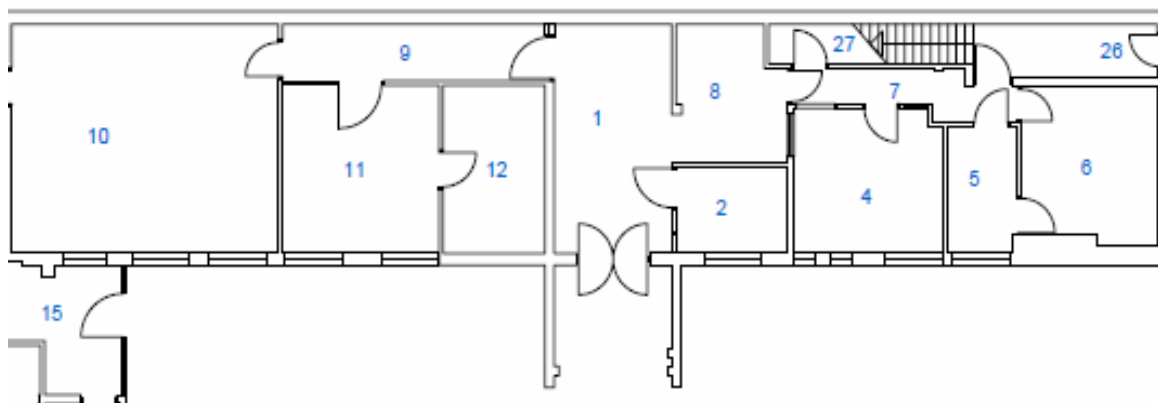
BUSINESS RATES To be confirmed.

LEGAL COSTS Each party to be responsible for their own legal costs in the transaction.

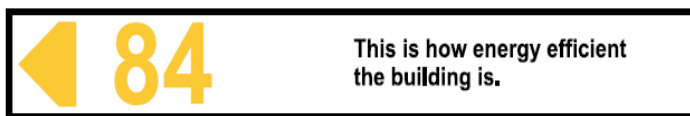
OCCUPATION The premises are vacant, so a quick completion is possible.

FLOORPLAN:

Not to scale, for indicative purposes only.



ENERGY PERFORMANCE CERTIFICATE (EPC):



VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk

REF

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