

# A TWO MAN FIRST FLOOR OFFICE TO LET

114 ft<sup>2</sup> = Only £265 pcm

94 ASH ROAD, ALDERSHOT, GU12 4EY



commercial property consultants

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- ▶ **No VAT Chargeable**
- ▶ **Flexible Lease/Licence Terms**
- ▶ **Various Adjacent Legal on Road Parking**
- ▶ **Shared toilet and Kitchen facilities**
- ▶ **Gas Heating by radiators**

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

Ash Road is conveniently located for both access to the town centre or unrivalled access to the A331 Blackwater Relief Road which offers quick access to Junction 4 of the M3 Motorway and the A31 serving Guildford and Farnham.

## DESCRIPTION

A two storey building where our clients are offering a first floor office suite

## ACCOMMODATION

Approximate floor area as follows:-

First Floor Office	10.6 m <sup>2</sup>	114 ft <sup>2</sup>
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## AMENITIES

- Gas Heating
- Legal parking in the adjacent roads
- No VAT chargeable
- Shared toilet and kitchen facilities
- Walking distance to Aldershot Town Centre
- A short drive to the A331 Blackwater Relief Road

**TERMS** The premises are available on a new flexible lease/licence agreement with length of term by agreement at an annual rent of £3,200 per annum inclusive of outgoings.

## DIRECTIONS

From the Aldershot junction of the A331, head for Aldershot Town Centre, proceed over the traffic lights of Lower Farnham Road, 94 Ash Road appears approximately a quarter of a mile on the left hand side.

## VIEWING

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

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**REF**  
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