

ATTRACTIVE GEORGIAN STYLE SELF CONTAINED OFFICE BUILDINGS TO LET

607-4,718 ft² (56.38-438.51 m²)

3 & 4 Alexandra Terrace, Alexandra Road, Aldershot Hampshire, GU11 3HU



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- ▶ **Open Plan Offices**

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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 just off 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 within a short drive away which offers excellent access to Junction 4 of the M3 Motorway and A31 connect to the A3.

DESCRIPTION

Two attractive three storey terrace Georgian style office buildings constructed in the late 1980's with a private car park to the rear. The buildings were originally constructed two separate office buildings, although the most recent occupier made alterations to allow the 2 buildings to operate as one, however, these alterations can be reversed to re-form separate buildings of approximately 2,200 ft² each, or the buildings can be split on a floor by floor basis, with each separate floor section offering around 700 ft².



USE

The buildings have office use, type B1 (a), however, we feel the buildings offer good potential for alternative uses such under the umbrella of type D1, such as dentists, doctors and generally clinic type uses.

VAT

To be confirmed.

ACCOMMODATION

Floor areas calculated on a net useable basis in accordance with the RICS Code of Measuring for offices:

Building 3

Ground Floor Offices	896 ft ²	83.25 m ² (Deduct approx 86 ft ² to allow for a toilet and staircase)
First Floor Offices	765 ft ²	71.13 m ²
Second Floor Offices	898 ft ²	83.48 m ² (Deduct approx 50ft ² to allow for a staircase)
TOTAL	2,559 ft²	237.86 m²

Building 4

Ground Floor Offices	770 ft ²	71.59 m ²
First Floor Offices	607 ft ²	56.38 m ²
Second Floor Offices	782 ft ²	72.68 m ²
TOTAL	2,159 ft²	200.65 m²

LEASE TERMS New lease terms are available by negotiation.

RENT An annual rent of £35,500 pax for both buildings, or £7.70 ft² exclusive of VAT and all other outgoings if the building is split.

FOR SALE Our clients will consider selling their freehold interests with further information on application.

SERVICE CHARGE To be confirmed.

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

VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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