

FINE PERIOD STYLE OFFICE BUILDING TO LET - SECOND FLOOR OFFICE SUITE

722 ft² (67.08 m²)

**5 ALEXANDRA TERRACE, ALEXANDRA ROAD,
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Land

- ▶ **New Carpet To Office Area**
- ▶ **Air Cooling**
- ▶ **Toilet Facility**
- ▶ **Recently Redecorated Throughout**
- ▶ **Gas Fired Heating**
- ▶ **Burglar and Fire Alarm**
- ▶ **2 Car Parking Spaces**
- ▶ **Kitchenette**

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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

Ideally positioned in the centre of Aldershot's main commercial area, opposite the new Westgate development (currently under construction) and within walking distance of the Aldershot station (Waterloo – fastest journey approximately 45 minutes) and the Tesco Superstore. Road communications are good as 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) has substantially enhanced north and south communications between Camberley, Farnborough, Aldershot, Farnham and Guildford.

DESCRIPTION

The second floor office suite within an attractive three storey terraced period style office building constructed in the late 1980's with car parking to the rear. Internally the property is presented in good decorative order having just been refurbished by the previous tenants.

AMENITIES

- Carpeting throughout
- Air Cooling
- Shared Ladies/Gents Toilets
- Recent Redecorated Throughout
- Gas Fired Heating
- Burglar and Fire Alarm
- 2 Car Parking Spaces
- Wall and Ceiling Lighting

ACCOMMODATION:

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition):

Second Floor Offices	722 ft²	67.08 m²
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LEASE TERMS

A new full repairing and insuring lease with length of term by agreement.

RENT £7,500 per annum exclusive of all other outgoings.

BUSINESS RATES The current rating assessment requires to be split, however, we anticipate the new rateable value to be around £4,300, which would give rates payable of around £1,840 for March 2011/2012, however, we recommend interested parties to make their own enquires to Rushmoor Borough Council in order to confirm this information.

POSSESSION The premises offer vacant possession, so legal completion can be offered quickly if required.

LEGAL COSTS Each party is responsible for their own legal costs incurred in the transaction.

VIEWING

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

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