

WORKSHOP & STORAGE WITH PARKING TO LET

Workshop – 948 sq ft (88.07 sq m)

22 ELMS ROAD, ALDRESHOT, HANTS, GU11 1LJ

Rent - £9,500 per annum exclusive



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Regulated by RICS

- ▶ External storage
- ▶ Covered storage
- ▶ Town centre location
- ▶ Flexible lease
- ▶ On site parking



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LOCATION

The property is located in the centre of Aldershot within walking distance of the town's retail and commercial facilities in an area characterised by a mix of commercial, retail and residential properties. The M3 is easily accessible via the Blackwater Valley Route. Aldershot main line station provides a regular service to London Waterloo (approx 55 minutes).

DESCRIPTION

The accommodation comprises a workshop with covered parking and open storage at the rear.

The workshop is accessed via a metal concertina access door with a height of approximately 7ft (2.13 m). The accommodation is divided into two bays and includes a solid floor and dual timber access doors.

ACCOMMODATION

The accommodation is arranged as follows:-

Workshop	948 sq ft	(88.07 sq m)
Covered parking	288 sq ft	(26.76 sq m)

LEASE

A new lease is available for a term by arrangement.

RENT

£9,500 per annum exclusive.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for its own legal costs.

BUSINESS RATES

To be separately assessed.

VIEWING

Strictly by appointment with the Sole Agents,

Clare & Co: 01252 710744

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REF NO

O/105/24/5/11



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