

WAREHOUSE & OFFICES
FREEHOLD FOR SALE

TRAYNOR RYAN

25 YEARS
ESTABLISHED
1999



14,241 Sq Ft (1,323 Sq M)

ALDERSHOT / HAMPSHIRE
3-7 Wyndham Street GU12 4NY

- Owner Occupier Unit with Flexible Investment Potential
- Loading Capabilities
- Rare Opportunity
- Partially Income Producing
- Established Location Close to Town Centre and A331
- Freehold



VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

01252 794144

info@traynorryan.co.uk

LOCATION

Aldershot has a population of approximately 58,000. It lies in the heart of the Blackwater Valley and is a key strategic area for industrial development and employment. Aldershot is located close to the Surrey / Hampshire border, with direct access to the A 331 dual carriageway leading north to J4 of the M3 London to Southampton motorway (5 miles) and south to the A31/A3 (2 miles) Guildford - London to Portsmouth dual carriageway.

The property lies within easy walking distance of Aldershot mainline train station offering regular commuter services to London Waterloo (50 min), and London Heathrow is accessible within 40 minutes drive time. The property is located close to the town centre, just behind the High Street outlet of Kwik Fit. The immediate locality is in mixed residential /commercial use.

DESCRIPTION

The property comprises two detached buildings linked by a yard/loading area. The main building appears to be built under a brick clad portal frame with a corrugated fibre cement roof. The entire area has been fitted with a mezzanine floor providing a mix of storage / office space.

The ancillary building is a similar brick / metal clad structure sharing the yard.

The building is multi let to a mix of office and warehouse users. Part vacant warehouse space.

FLOOR AREAS GIA

The property has been measured in accordance with RICS Code of Measuring Practice, 6th edition.

	Sq Ft	Sq Ft
Main Building		
Ground Floor	5,461	507.32
First Floor	5,461	507.32
Ancillary		
Ground Floor	1,660	154.18
Racking Floor	1,660	154.18
Total	14,241	1,323.00
Yard	1,578	146.6

PRICE

GUIDE £900,000 excl. for the *freehold* interest.

TENANCIES

There is one tenant occupying a small rear office on a lease with a break option in March 2026. There is a licensee occupying a small front office on a rolling license.

See Floor Plan & Tenancy Schedule.

COSTS

Each party bear their own costs

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents. Contact:

WARREN TRAYNOR & OSCAR TRAYNOR

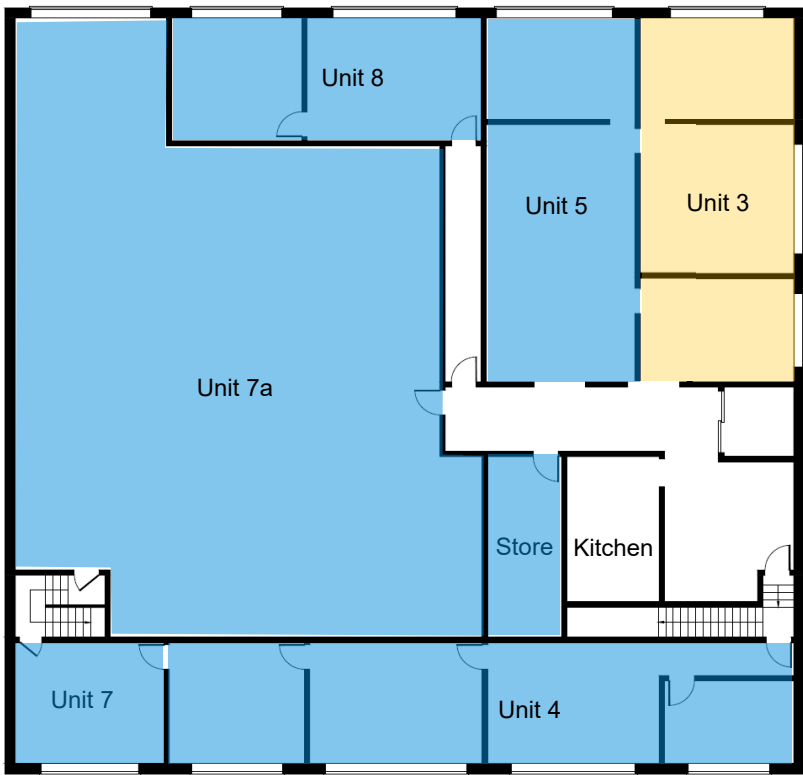
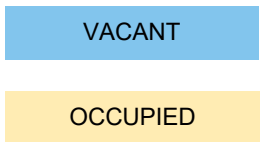
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GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



FIRST FLOOR

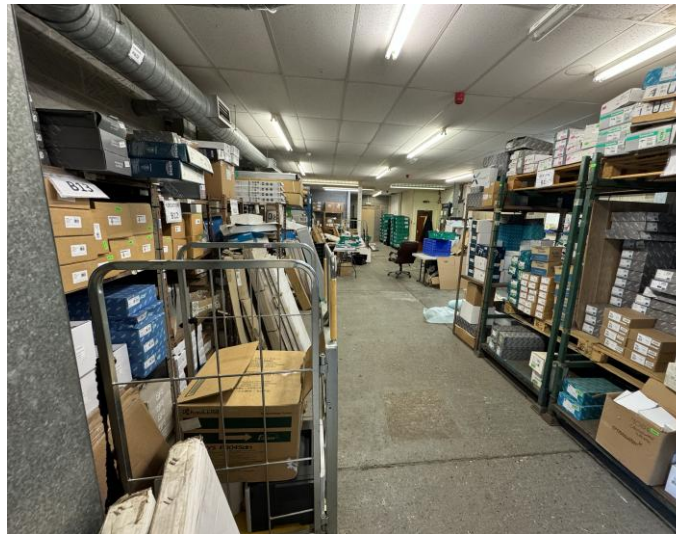
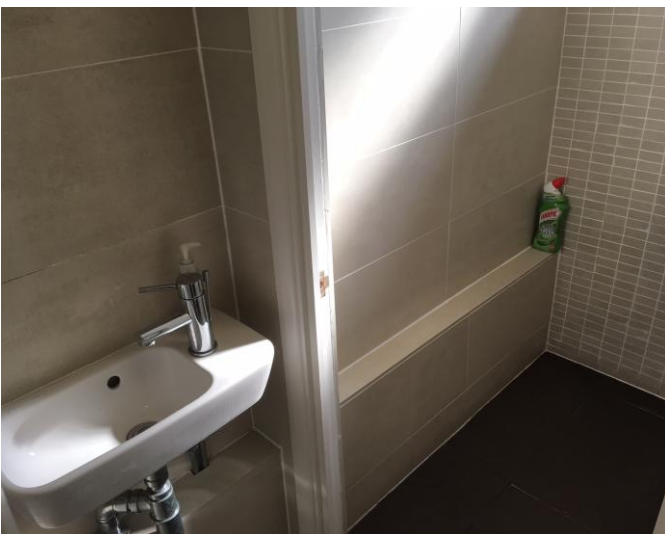
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TENANCY SCHEDULE

	<i>Tenant</i>	<i>Occupancy</i>	<i>Size (Sq Ft)</i>	<i>Rent Passing (pa)</i>	<i>Expiry</i>	<i>Break</i>	<i>Rateable Value</i>
Unit 1	Alternative Cleaning Ltd	Licence	427	£4,680	Rolling	On 3 months'	£1,825
Unit 2	-	Vacant	2,118	-	-	-	£21,000
Unit 3	RBS Account and Tax Consultation Ltd	Lease	744	£8,400	14/03/2027	15/03/2026	£8,300
Unit 4	-	Vacant	915	-	-	-	£8,700
Unit 5	-	Vacant	623	-	-	-	£4,000
Unit 6	-	Vacant	3,320	-	-	-	£13,500
Unit 7	-	Vacant	1,225	-	-	-	£12,250
Unit 7a	-	Vacant	2,291	-	-	-	£8,000
Unit 8	-	Vacant	547	-	-	-	£6,100
			TOTAL	£13,080			

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