

STORAGE/OFFICE BUILDING

TO LET

Potential for Alternative Uses

2,243 ft² (208.4 m²)

£8.47 ft²



**STABLEFORD HOUSE, SEBASTAPOL ROAD,
ALDERSHOT, HAMPSHIRE, GU11 1SG**

**7 Alexandra Road
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Archive Picture

- ▶ **A Two Storey Storage/Office Building Offering Flexible Accommodation**
- ▶ **Large Electrical Operated Loading Door**
- ▶ **Gas Heating by Radiators**
- ▶ **Good Ground Floor Ceiling Height 3.5 metres maximum**
- ▶ **Toilet & Kitchen Facilities**
- ▶ **Town Centre Location**
- ▶ **Free Parking within Sebastapol Road**

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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

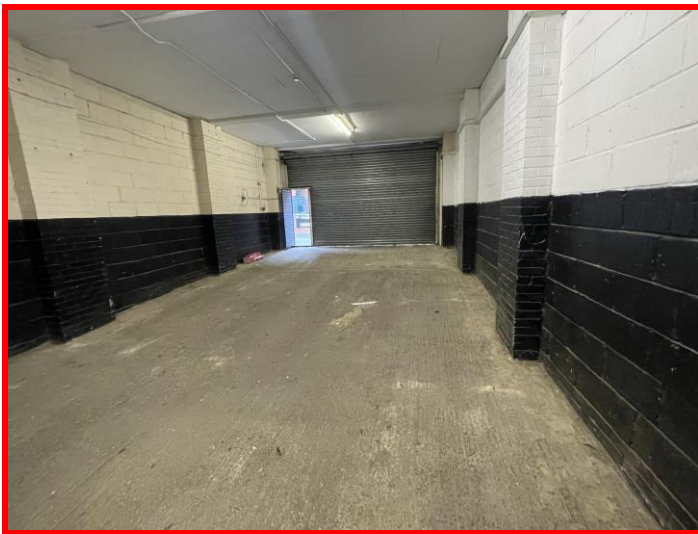
Sebastapol Road is located within the town centre, so within walking distance of trains, buses and public car parks. Aldershot is known for its easy access to excellent A331 Blackwater Relief Road which serves Junction 4 of the M3 Motorway to the North and the A31 Guildford and A3 to the South.

DESCRIPTION

An unusual building located in the heart of Aldershot Town Centre, which offers a tenant flexible accommodation between storage and office uses to suit a company's requirements. The ground floor storage has good height for storage and racking, plus an oversized loading door allowing trucks and vans to part reverse into the premises to allow ease of loading/unloading.

The main storage area is a good size rectangle measuring 18.5m in length and 5.5m in width, minimum height on the ground floor 3.1m and maximum height 3.5m. The first floor lends itself to offices, having kitchen and toilet facilities, but can also be used for further storage if required, although access to the upper floors is via a circular staircase.

- LOADING DOOR – 4.5m wide and 3 metres high
- Free parking in the Road
- Flexibility between Offices and Storage
- Town Centre Location
- Toilet and kitchen facilities
- Potential for Alternative Uses



Archive Picture showing front warehouse/store area



Archive Picture showing rear warehouse/store area

UTILITY SERVICES

We understand from our clients that the property is served by its own electric, gas and water supplies.

ACCOMMODATION

Measured on an approximate gross internal basis (GIA).

Ground Floor	104.73 m ²	1,127 ft ²
First Floor	103.67 m ²	1,116 ft ²
Total	208.40 m²	2,243 ft²

TERMS

The building is available by way of a new full repairing and insuring lease with length of term by agreement at a rent of Offers in the Region of £19,000 pax plus VAT, which computes to £8.47 ft².

LEGAL COSTS

Each party to pay their own legal costs in the matter.



Archive Picture Showing First Floor Offices

BUSINESS RATES

A rateable value of £21,250 which will equate to rates payable of approximately £9,180, however, we always recommend that interested parties speak to Rushmoor Borough Council for confirmation and/or more detailed information on 01252 398398.

ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

D

100 **D**

VIEWING

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

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