

DETACHED INDUSTRIAL/WAREHOUSE BUILDING

FOR SALE (GROUND LEASE)

10,200 ft² (947.7 m²) plus yard area **OIRO £495,000**

4 HOLDER ROAD, ALDERSHOT, HAMPSHIRE, GU12 4RH



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- ▶ **Industrial Building with First Floor Office Space**
- ▶ **Separate Parking plus Yard Area (Yard Area approx. 5,000 ft²)**
- ▶ **Secure Palisade Fencing with Gates to Yard**
- ▶ **Well presented Office Accommodation with Gas Heating by Radiators**
- ▶ **Toilet & Kitchen Facilities**
- ▶ **3 Metre Eaves – 5 Metres to the pitch (approximately)**
- ▶ **Large Roller Shutter Loading Door – 4.3M width – 3M height**

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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

Holder Road is located to the South of Aldershot off of North Lane which has excellent access to the A331 Blackwater Relief Road which serves Junction 4 of the M3 Motorway to the North and the A31 Guildford – Farnborough Road to the South.

DESCRIPTION

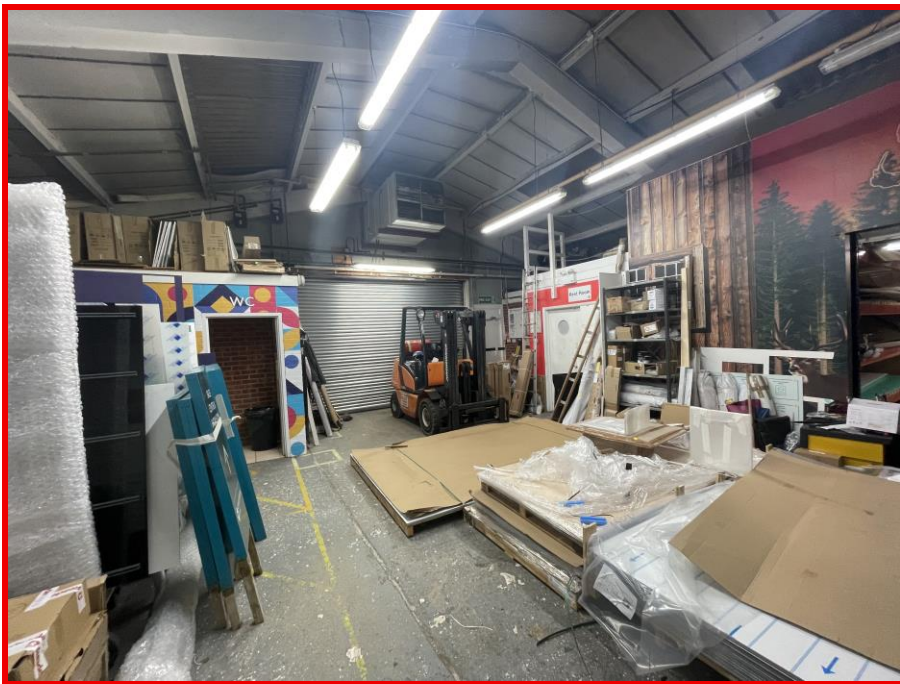
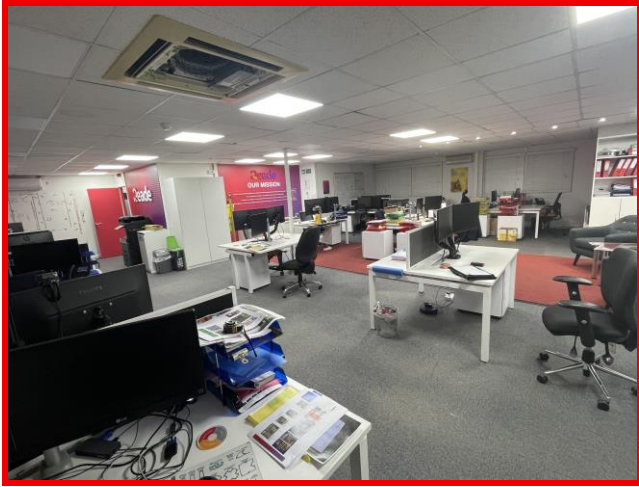
Detached industrial building (part single storey and part two storey) of sectional concrete construction over concrete framing. The roofs are pitched, with the building believed to have been constructed in the 1970s. The offices are located on the first floor of the two storey building, and consist of a mix of open plan offices and partitioned cellular offices, in our opinion the offices present well and have a kitchen and toilet facilities.



The property in our opinion offers highly useable industrial space with the exterior having a private car park for around 15/20 vehicles and yard area of around 5,000 ft². The whole site is just under half an acre in total.

The ground floor industrial area is a good size rectangle measuring approximately 23.4 m in length and 29.4 m in width and has a good sized loading door access.

- Private car park (15-20 vehicle spaces)
- Secure yard area around 5,000 ft²
- LED Lighting
- Well presented offices
- Toilet and kitchen facilities
- Site secured by palisade fencing and gates
- Loading Door



ACCOMMODATION

Measured on an approximate gross internal basis (GIA).

Warehouse/Industrial Area (full height)	387.09 m ²	4,167 ft ²
Warehouse/Industrial Area beneath offices	289.17 m ²	3,112 ft ²
First Floor Offices	271.44 m ²	2,921 ft ²
Total Area	947.70 m²	10,200 ft²

FOR SALE

The building is available by sale of the existing ground lease with a lease expiry of April 2154 (approximately 128 years remaining), the rent review pattern is 10 yearly, and the last review has been recently settled at a rent of £40,000 pa.

The ground lease interest is for sale for “Offers in the Region of £495,000”.

VAT We understand from our client that the property has not been elected for VAT.

LEGAL COSTS

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

BUSINESS RATES

The rateable value from April 2026 will be £82,500 which will equate to rates payable of approximately £40,425, however, we always recommend that interested parties speak to Rushmoor Borough Council for confirmation and/or more detailed information on 01252 398398.

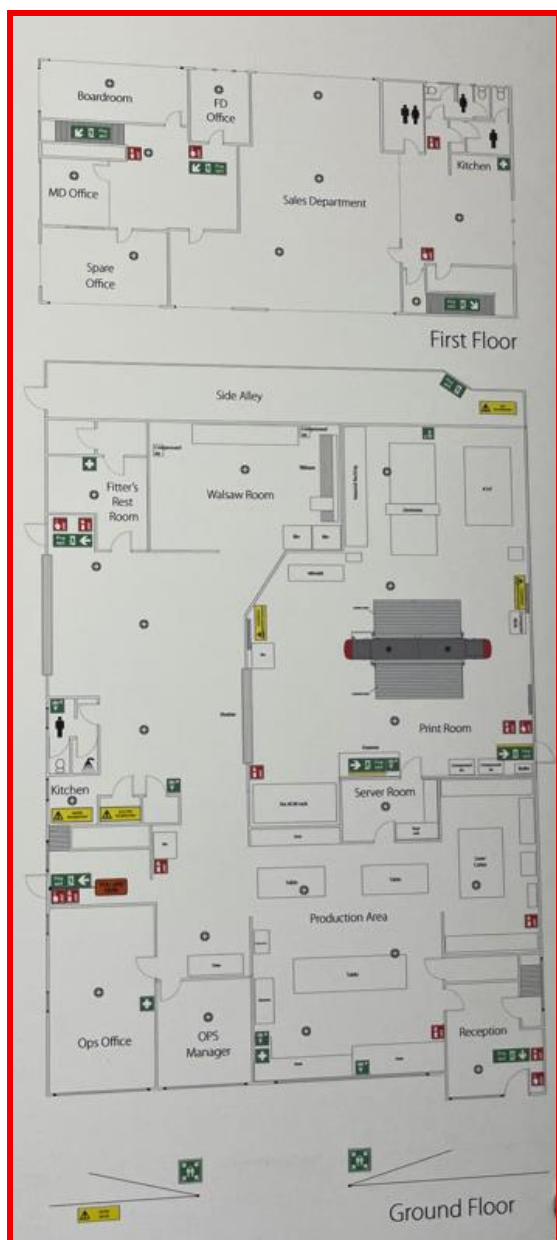
ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

C

75 C

Floorplan – Not to Scale



VIEWING

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

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