

UNIT 19

CAVENDISH MEWS | GROSVENOR |
ALDERSHOT
GU11 3EH



**SUITABLE FOR LIGHT STORAGE AND INDUSTRIAL
WITH FIRST FLOOR OFFICES.**

TO LET - 1,980 SQ FT (183.95 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

- 50/50 Building suitable for light industrial and storage use
- Parking
- UPVC double glazed windows
- Air conditioning units
- Kitchen
- Open plan office area
- WCs
- Additional small storage space available

LOCATION

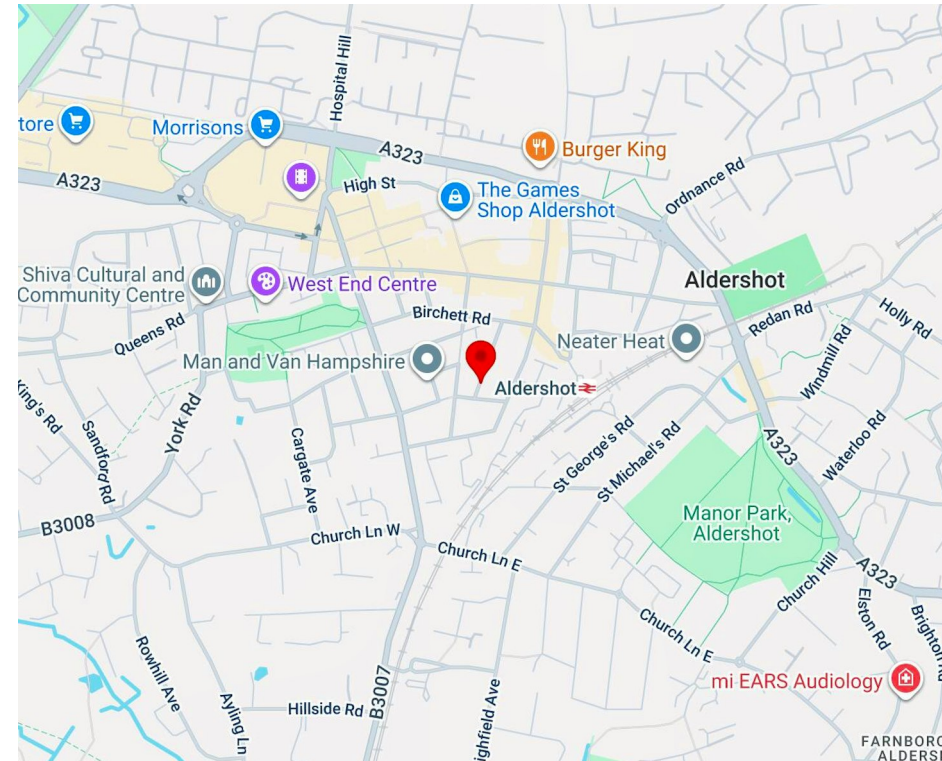
The subject property is located in the centre of Aldershot with excellent road and rail connections. The property is a short walk from Aldershot mainline station, offering direct train services to London Waterloo, Guildford and Farnham. Easy access to the A331 and M3 offers road links to Farnborough and Fleet.

DESCRIPTION

The subject property is a two storey brick constructed building with a pitched roof and UPVC double glazed windows. The ground floor accommodation is suitable for warehouse / storage and light industrial use, and is fitted with 2 air conditioning units. Access to the ground floor warehouse space is through doors in front of a security shutter.

The first floor office space is open plan, with a reception area at the top of the stairway with an open plan kitchenette.

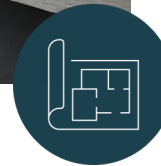
Externally, there is parking available.



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SUMMARY

- Rent: Rent on application
- Available Size: 1,980 sq ft
- Rates Payable: £4.34 per sq ft Based on 2023 Valuation
- EPC: D (93)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	1,980	183.95	Available
TOTAL	1,980	183.95	

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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