

FORMER BODY SHOP

TO LET

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



17 HOLDER ROAD, ALDERSHOT, HANTS GU12 4RH

- 6 on-site car parking spaces
- Warm air heating in workshop
- Mezzanine offices above workshop
- Clear 4.72 m (15' 9") eaves height to underside of haunch

2,353 sq ft (218.59 sq m)

*Kingstons is the trading name of Kingstons (Guildford) Limited
Registered in England and Wales No. 6204957 at
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU
www.kingstons.net*

Location

The property forms part of the Manaway Industrial Estate in Holder Road in an established industrial location approximately two miles east of Aldershot Town Centre and mainline railway station. The property has very good access to the Blackwater Valley Relief Road (A331), with links to the M3 and A31 near Farnham within four miles of the Aldershot junction. Aldershot is mid-way between Farnborough and Farnham.

Description

The unit comprises an end of terrace building formerly used as a car body repair workshop with 1st floor mezzanine office. The office overlooking the workshop is finished with carpet tiles, suspended ceiling and electric striplights. All fixtures and fittings are **not** for sale and will be removed by the existing tenant.

The property is of steel portal frame construction, with elevations of brick and plastic coated profile sheet cladding.

The 6 car parking spaces are immediately in front of the building.

Accommodation

The property has been measured on a gross internal basis and provides the following floor areas:

Ground floor workshop	2,044 sq ft	189.89 sq m
Mezzanine / 1 st floor office	309 sq ft	28.70 sq m
Total	2,353 sq ft	218.59 sq m

Lease Terms & Rent

The property is available on a new effective full repairing and insuring lease on terms to be agreed.

We are instructed to quote a rent of **£11.50 per sq ft per annum exclusive**.

Rates

According to the Valuation Office website the Rateable Value is £15,750 described as Workshop & Premises. The current Uniform Business Rate of 51.2p in the £ will apply. *This property would qualify for the lower UBR of 49.9p and further information can be obtained by contacting the Valuation Office.*

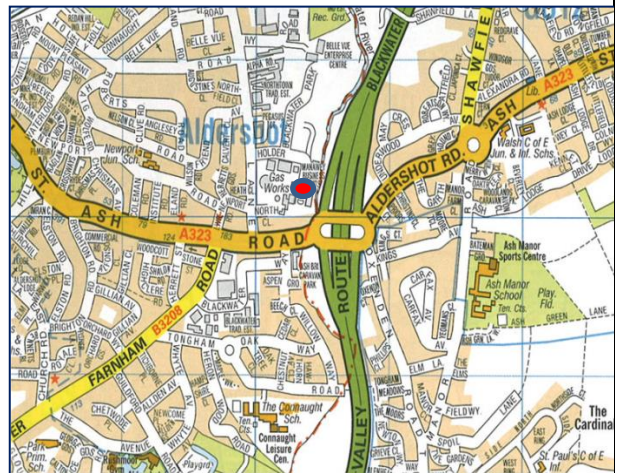
Legal Costs

Each party to bear their own legal costs incurred in any transaction.

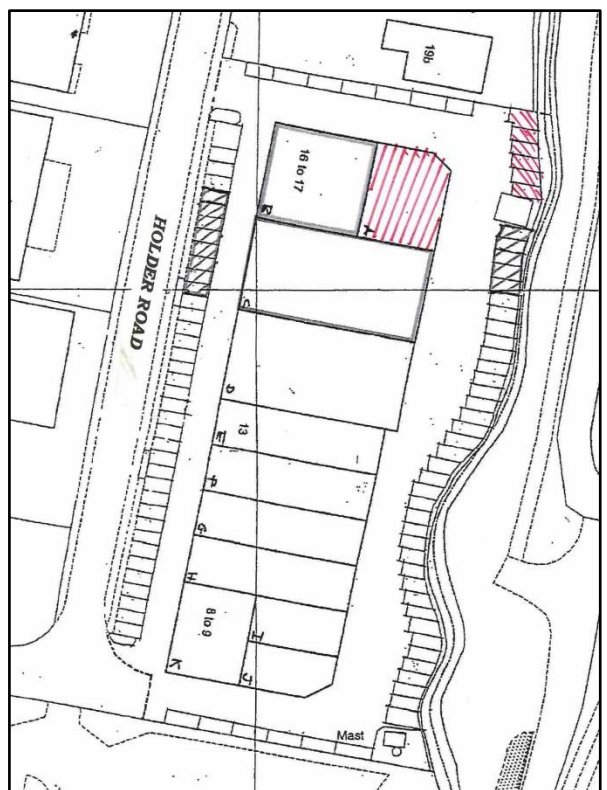
Energy Performance Certificate

The property has an EPC Rating of D95.

Location Maps



Location Plan



Plan with building and car park spaces hatched in red

Viewing & further information

Strictly by appointment with the sole letting agents:



Peter Bellion
07905 419795
peter@kingstons.net

Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.

Services - The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.