

# Kingstons

Commercial Property Consultants  
Telephone (01483) 572999

## REFURBISHED BUILDING SUITABLE FOR TRADE COUNTER SHOWROOM & INDUSTRIAL WAREHOUSE

### TO LET

2,582 – 9,626 sq ft (240 - 894 sq m) GIA

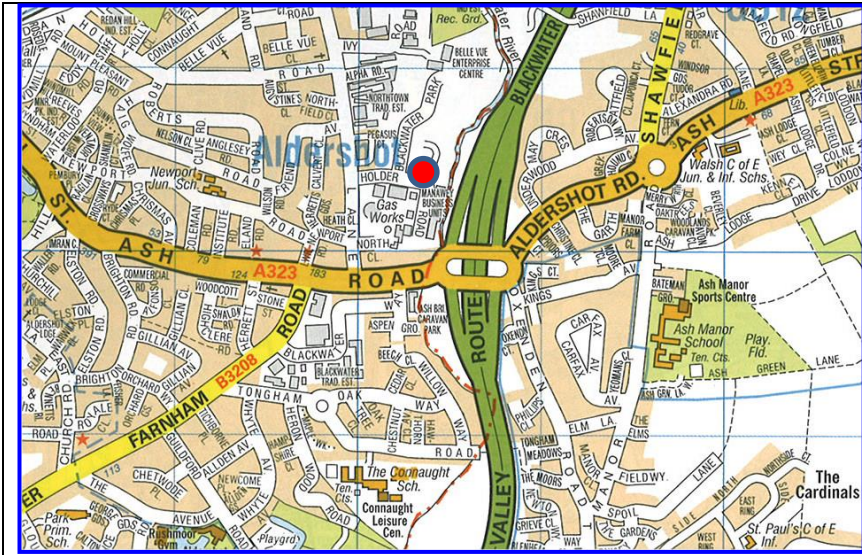


**19 HOLDER ROAD, ALDERSHOT, HANTS GU12 4RH**

- Various external areas for loading and parking for 25 cars
- Ground & 1<sup>st</sup> floor loading
- Ground & 1<sup>st</sup> floor offices
- 3-phase power
- Toilet facilities
- No restrictive hours of operation

*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 Tel: 01483 572999  
Website: [www.kingstons.net](http://www.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.



## LOCATION:

The property is located on Holder Road in an established industrial location approximately 2 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 4 miles of the Aldershot junction. Aldershot is mid-way between Farnborough and Farnham.

## ACCOMMODATION:

We have measured the premises in accordance with The RICS International Property Measurement Standards 1<sup>st</sup> Edition and calculated the gross internal area as follows:

	Sq ft	Sq m	Rateable Values *
Ground Floor Front Production	2,612	242.68	
Ground Floor Front Office	907	84.29	
<b>Total</b>	<b>3,519</b>	<b>326.97</b>	
1 <sup>st</sup> Floor Production	2,639	245.14	<b>Combined £33,250 RV</b>
1 <sup>st</sup> Floor Office	886	82.36	
<b>Total</b>	<b>3,525</b>	<b>327.49</b>	
Ground Floor Rear Production	2,582	239.83	<b>£18,000 RV</b>
<b>TOTAL (GIA)</b>	<b>9,626</b>	<b>894.29</b>	

\*According to the Valuation Office website, the property is described as Warehouse & Premises. A new UBR rate of 0.48p in the £ will apply. Further information can be obtained by contacting Guildford Borough Council Valuation Office (Tel: 0330 123 0081).

## DESCRIPTION:

The premises comprises a part two-storey and part single storey detached industrial building constructed of concrete framework under sectional concrete walls, under pitched corrugated asbestos roofs. The current use carried out at the building is B1(c) light industrial, with ancillary storage and offices. In principle, we see no reason why the Local Authority could have any objection to a heavier industrial use or process, subject to the necessary change of use. *The property has a current Energy Performance Certificate Rating of F127.*

## RENT & LEASE TERMS:

The property is available as a whole or letting in part will be considered on new lease terms to be agreed. The quoting rent is **£10.00 per sq ft per annum exclusive**.

## LEGAL COSTS:

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

**FOR FURTHER INFORMATION & VIEWINGS:** Please contact the sole letting agents



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