

SELF CONTAINED OFFICE BUILDING WITHIN A TOWN CENTRE LOCATION FOR SALE/TO LET

A total of 5,728 ft² (532.3 m²)

**30 Grosvenor Road, Aldershot, Hampshire,
GU11 3EQ**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

**T: 01252 415900
F: 01252 372631**

Offices also at:
St Georges Yard, Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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- ▶ **Carpeting within the Office Areas**
- ▶ **Ladies and Gents Toilets Facilities**
- ▶ **Kitchen Facilities**
- ▶ **Gas Fired Heating**
- ▶ **Fire Alarm and Intruder Alarm Systems**
- ▶ **Private Parking for up to 9 Vehicles**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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

The property is situated in a prominent location in the heart of Aldershot Town centre, a short drive from the A323 Wellington Avenue which links with the main A325 Farnborough Road less than half a mile away. The Blackwater Valley Relief Road (A331) is also within a short drive which offers excellent access to Junction 4 of the M3 Motorway and the A31 connecting to the A3.

DESCRIPTION

A unique office building set over three floors, predominately of brick construction under pitched slate roofs. The older part of the building dates back to Victorian times and is Grade II listed. The modern building backing onto the Municipal Gardens we believe will have been constructed within the 1990's.



USE The buildings have office use, type B1 (a).

VAT Unless otherwise stated, for the purposes of making an offer, it should be assumed that VAT will not be payable on the transaction. Purchasers must satisfy themselves on the inclusion of VAT in respect of any transaction and clearly state this in their offer.

ACCOMMODATION

Floor areas calculated on a net useable basis in accordance with the RICS Code of Measuring Practice for offices:

Victorian Building (Siding Grosvenor Road)

Ground Floor Offices	1,221 ft ²	113.4 m ²
First Floor Offices	1,427 ft ²	132.6 m ²
Second Floor Offices	569 ft ²	52.91 m ²
TOTAL	3,218 ft²	298.97 m²

Modern Building

Ground Floor Offices	904 ft ²	83.98 m ²
First Floor Offices	817 ft ²	75.97 m ²
Second Floor Offices	789 ft ²	73.38 m ²
TOTAL	2,510 ft²	233.33 m²
TOTAL AREA	5,728 ft²	532.30 m²

FOR SALE Our clients will consider selling their freehold interest for "Offers in the Region of £495,000".

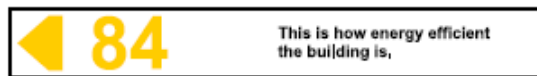
TO LET Available on a new lease with length of term by agreement at an annual rent of £10.00 ft² exclusive of all other outgoings.

LEGAL COSTS Each party to be responsible for their own legal costs in the transaction.

FLOORPLANS Floorplans available on request.

TIMINGS FOR VACANT POSSESSION Further information on application.

EPC



VIEWING

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

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Graeme Ricketts
Clare & Company
2 St Georges Yard
Farnham
GU9 7LW

Telephone: 01252 415900

01252 710744

Mobile: 07798 761028

07771 874276

Email: ds@clareandcompany.co.uk

gr@clareandcompany.co.uk

REF

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