

A PROMINENT 1.33 ACRE SITE USED FOR OFFICES & PARKING

SHORT TERM LET NOW AVAILABLE

A total site area of approximately 1.33 Acres
A total Built Space of approximately 2,512 ft² (233.42 m²)

COURIER HOUSE, ALDERSHOT ROAD, ASH, ALDERSHOT HAMPSHIRE, GU12 6PD.



- ▶ **Short Term Tenancy Available**
- ▶ **Ideal For Car/Vehicle Storage**
- ▶ **Secure Yard Area**
- ▶ **Detached Office Building**
- ▶ **Own Access onto Aldershot Road**



**7 Alexandra Road
Farnborough
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GU14 6BU**

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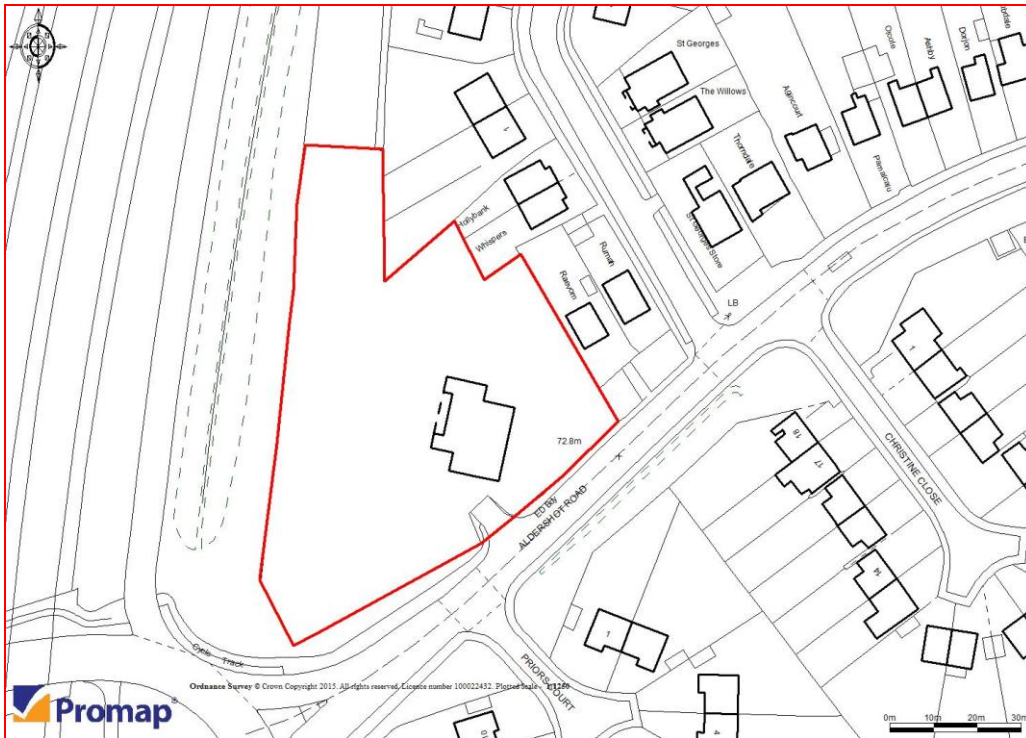
Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The site holds a prominent location just off the Aldershot Road, and adjoining the main roundabout flying over the A331 Blackwater Relief Road giving the main Southern access to Aldershot Town. Obviously being seconds off the A331, the site offers an enviable quick access to all the Blackwater Valley Towns, Junction 4 of the M3 and the A31 Hogs Back servicing the A3 and A31.

DESCRIPTION

A site and office building available for a short term let.



ACCOMMODATION

A total site area of approximately 1.3 Acres.

The detached office/leisure building has an approximate internal area of 2,512 ft² (233.42 m²).





TO LET

The premises are available on a Tenancy at Will with 1 months notice by either the landlord or the tenant at a monthly rent of £2,500 exclusive of outgoings. However, reasonable offers will be considered.

VAT The premises have been elected for VAT.

BUSINESS RATES

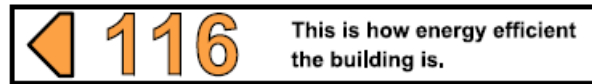
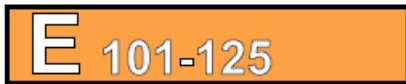
A rateable value of £14,750 at the current rates in the pound of £0.49 computes to rates payable of approximately £7,227.50 for March 2015/2016.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

SITE POSSESSION Quick occupation available.



EPC



VIEWING

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

David Savage
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REF
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