

WAREHOUSE & OFFICES  
FREEHOLD FOR SALE

TRAYNOR RYAN

**25** YEARS  
ESTABLISHED  
1999



OWNER OCCUPIER / INVESTOR OPPORTUNITY

**14,241 Sq Ft** (1,323 Sq M)

ALDERSHOT / HAMPSHIRE  
3-7 Wyndham Street GU12 4NY

- Flexible Owner Occupier Investment
- Rare Opportunity
- Part Income Producing Circa £39,640 pa
- 6,600 Sq Ft Vacant and To Let at £55,000 pa
- Established Location Close to Town Centre and A331
- Freehold



CHARTERED SURVEYORS & PROPERTY CONSULTANTS  
VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

01252 794144

info@traynorryan.co.uk

## LOCATION

Aldershot has a population of approximately 58,000. It lies in the heart of the Blackwater Valley and is a key strategic area for industrial development and employment. Aldershot is located close to the Surrey / Hampshire border, with direct access to the A 331 dual carriageway leading north to J4 of the M3 London to Southampton motorway (5 miles) and south to the A31/A3 (2 miles) Guildford - London to Portsmouth dual carriageway.

The property lies within easy walking distance of Aldershot mainline train station offering regular commuter services to London Waterloo (50 min), and London Heathrow is accessible within 40 minutes drive time. The property is located close to the town centre, just behind the High Street outlet of Kwik Fit. The immediate locality is in mixed residential /commercial use.

## DESCRIPTION

The property comprises two detached buildings linked by a yard/loading area. The main building appears to be built under a brick clad portal frame with a corrugated fibre cement roof. The entire area has been fitted with a mezzanine floor providing a mix of storage / office space.

The ancillary building is a similar brick / metal clad structure sharing the yard.

The building is multi let to a mix of office and warehouse users. Part vacant warehouse space.

## FLOOR AREAS GIA

The property has been measured in accordance with RICS Code of Measuring Practice, 6<sup>th</sup> edition.

	Sq Ft	Sq Ft
<b>Main Building</b>		
Ground Floor	5,461	507.32
First Floor	5,461	507.32
<b>Ancillary</b>		
Ground Floor	1,660	154.18
Racking Floor	1,660	154.18
<b>Total</b>	<b>14,241</b>	<b>1,323.00</b>
Yard	1,578	146.6

## PRICE

GUIDE £900,000 excl. for the *freehold* interest.

## INCOME

Current net income £39,640 pa

Vacant parts available to let at £54,900 pa

Tenancy schedule available on request.

## COSTS

Each party bear their own costs

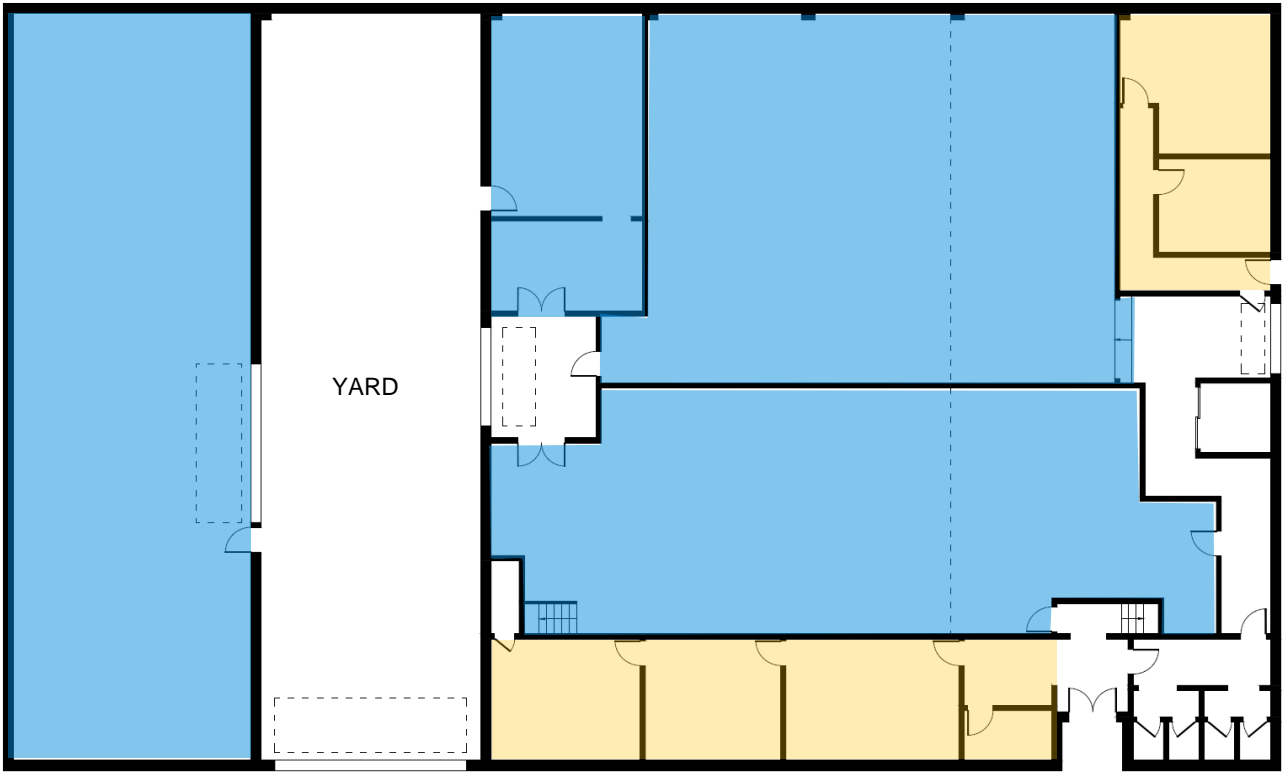
## VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.  
Contact:

**WARREN TRAYNOR & OSCAR TRAYNOR**

01252 794144

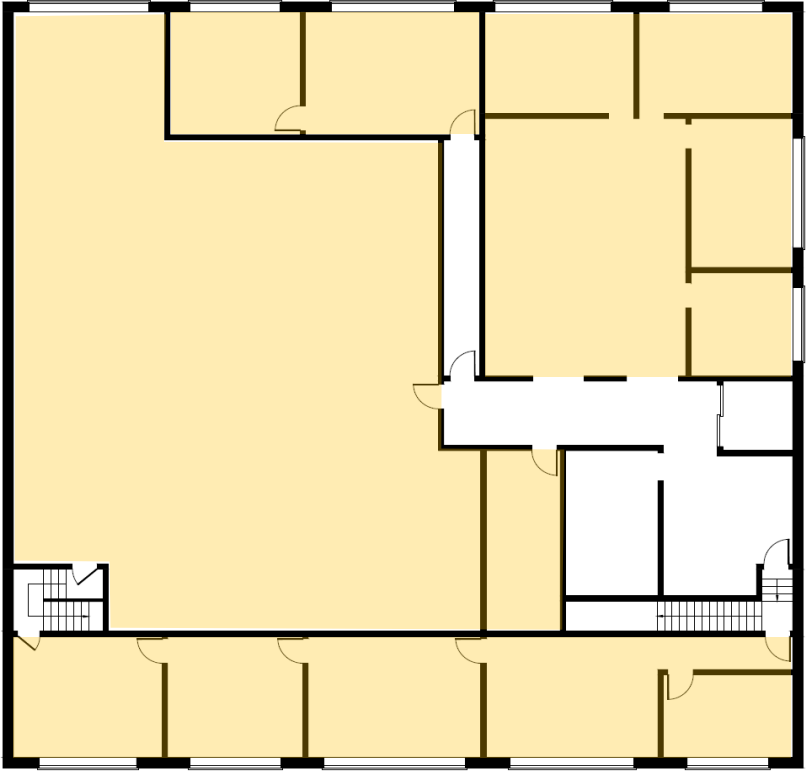
wt@traynorryan.co.uk



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

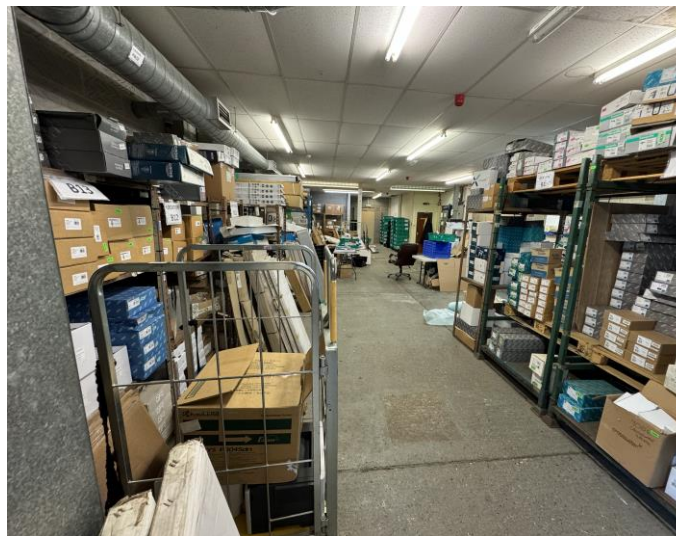
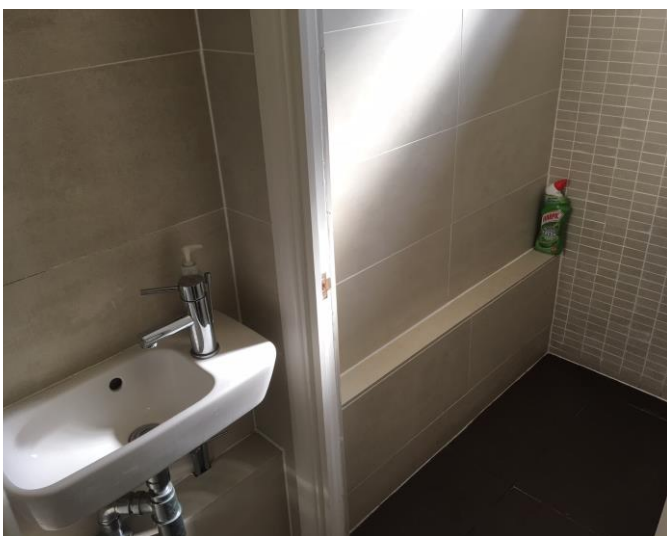
- VACANT TO LET
- OCCUPIED



FIRST FLOOR

**Misrepresentation Act:** These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **AML:** Prior to exchange of contracts, buyers are required to provide proof of identification and source of funds to satisfy anti-money laundering regulations. **Published: 10/2024**

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