

PROPERTY DETAILS

**OFFICE / STUDIO
TO LET**

Location:	FARNHAM / ALDERSHOT BORDERS, HANTS
Property:	Garden Studio, 4 Hillside, Aldershot, GU11 3NB
Size:	522 Sq. Ft (48.5 Sq. M)



- Studio office conversion
- Ideal workshop / office / studio
- Open plan
- Ample parking
- Altro walkway floor
- Centrally heated

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

- Surrey / Hampshire borders
- Historic Farnham 3 miles
- Aldershot 2 miles
- Easy access to A31
- District population 600,000 within 20 km
- London Waterloo 57 minutes every half hour
- Connecting to Gatwick and Reading

Description

Set in a superb high-quality office area with the benefit of direct access to the development's common room area, suitable for office, studio, photography, print & design, or workshop. The office is carpeted and features double glazed timber windows and central heating.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1st edition and has the following gross internal floor area:

	Sq M	Sq Ft
Ground Floor	28.20	304
First Floor	20.32	219
TOTAL	48.52	522

Rent

£6,000 per annum exclusive of all other outgoings (and VAT if applicable)

Outgoings

All outgoings, external repairs, common cleaning energy consumption etc are chargeable by additional service charge.

Lease

The property is available on FRI terms for a term by arrangement.

Business Rates

We anticipate that the property will qualify for small business relief and that no rates will be payable.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

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Costs

All legal costs to be borne by the ingoing tenant.



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