

PROPERTY DETAILS

**STORAGE / B1
TO LET**

Location: ALDERSHOT / HAMPSHIRE

Property: 3-7 Wyndham Street GU12 4NY

Size: 1,225 – 6,663 Sq Ft (113.81 – 619.01 Sq M)



- **3 Separate Units Available Separately or Together**
- **Accessible Storage Option**
- **Close to Town and to A331**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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



Location

A331 Trunk Road: 1 mile

Aldershot Mainline Train Station: 1 mile

Description

Storage space in a multi let building adjacent to a common loading yard suitable for storage and office use. 3 Separate units available together or individually (see areas). Ceiling heights are 2.95m. Shared loading access to front and rear stores.

Floor Areas

The units have been measured in accordance with RICS Code of Measuring Practice, 6th edition and have a gross internal floor area totalling 6,663 sq ft .

		GIA Sq Ft
Front Store	Ground	1,225
Rear Store	Ground	2,118
Detached Store	Ground	1,660
	Mezzanine	1,660

Rent

All rents are exclusive of outgoing and VAT.

Front Store	£12,000 pa
Rear Store	£18,600 pa
Detached Store	£30,000 pa

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, common, water rates, cleaning, maintenance and refuse charges chargeable by way of service charge per tenancy.

Lease

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

Further information on request.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

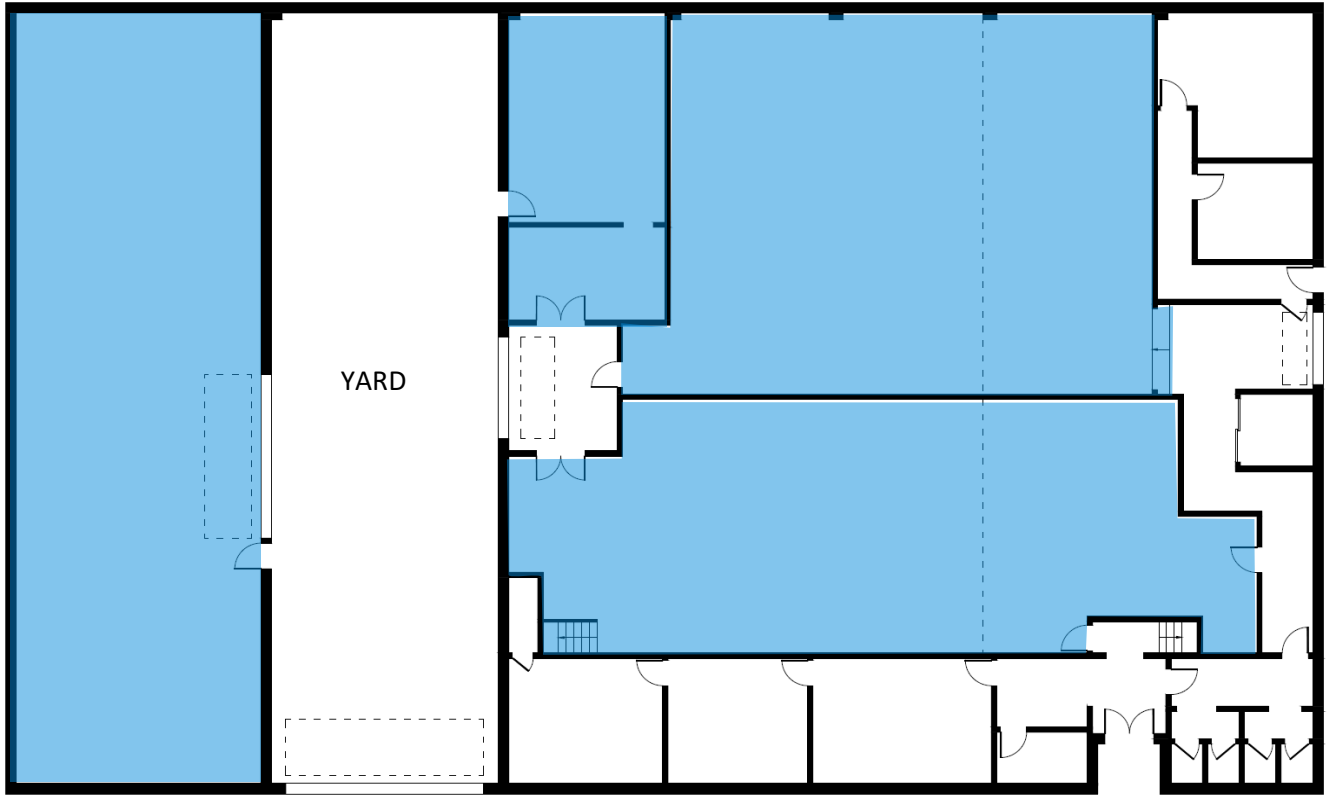
wt@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



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. **Published:** 10/2024



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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VACANT TO LET