

**PROPERTY DETAILS**

**OFFICE / STORAGE / CLASS E UNIT TO LET**

<b>Location:</b>	<b>ALDERSHOT / HAMPSHIRE</b>
<b>Property:</b>	<b>Unit 3, 3-7 Wyndham Street GU12 4NY</b>
<b>Size:</b>	<b>744 Sq Ft (69.13 Sq M)</b>



- **Open Plan Space**
- **Flexible Use**
- **Secluded Environment**
- **Good Natural Light**

**CHARTERED SURVEYORS AND PROPERTY CONSULTANTS**

The Granary  
 1 Waverley Lane  
 Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

A331 Trunk Road: 1 mile

Aldershot Mainline Train Station: 1 mile

## Description

Unit 3 is Attractive business unit across 2 floors with good natural light located within a multi let warehouse / office building. There are shared kitchen and WCs. There is electric heating. On street parking.

## Floor Areas

The property has been measured in accordance with International Property Measuring Standards, 2<sup>nd</sup> edition and has an IPMS 3 area totalling 744 sq ft .

Unit 3	Sq Ft	Sq M
Ground	331	30.73
First	413	38.41
Total	744	69.13

## Rent

£775 pcm exclusive.

## Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges chargeable by way of service charge estimated at £125 pcm

## Lease

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

## Business Rates

No business rates are payable by small businesses.

## Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

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## 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:** 12/22