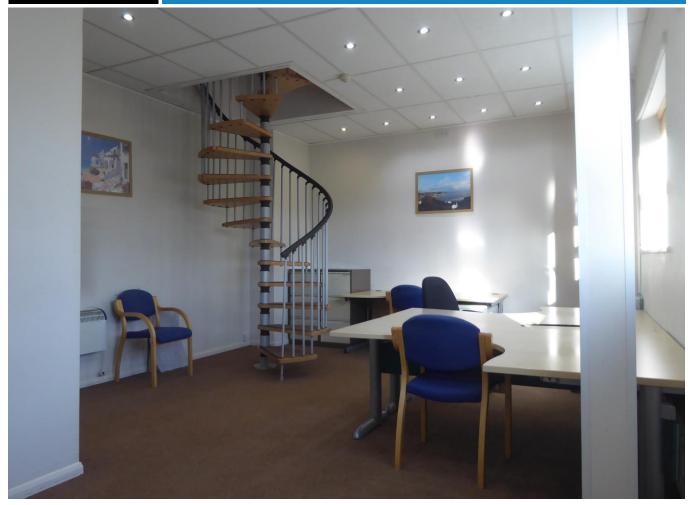
PROPERTY DETAILS

OFFICE / STORAGE / CLASS E UNIT TO LET

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



- 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



Tel: 01252 794144

Email: info@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, 2nd 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



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

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.





