



## Second Floor

Manor House, Church Hill, Aldershot, GU12 4JU

**Affordable private offices in  
an attractive parkland  
setting.**

**407 to 1,803 sq ft**  
(37.81 to 167.50 sq m)

- 10 Car parking spaces
- Can be split
- Well appointed kitchen
- Attractive setting
- Shower

# Second Floor, Manor House, Church Hill, Aldershot, GU12 4JU

## Summary

<b>Available Size</b>	407 to 1,803 sq ft
<b>Rates Payable</b>	£9,231.50 per annum
<b>Rateable Value</b>	£18,500
<b>Service Charge</b>	£10,000 per annum Budget figure.
<b>EPC Rating</b>	Upon Enquiry

## Description

Manor House is an impressive Grade II Listed office building in a parkland setting. The available space is on the second floor and provide practical space with excellent natural light. The space is arranged over 6 separate rooms and benefits from communal W.C.s on the 1st floor with a well appointed kitchen on the ground floor. All set within a character building dating back to the 18th Century.

## Location

The property is located in Church Hill, just over half a mile from Aldershot town centre overlooking Manor Park. Aldershot has excellent communications with access to the A331 which connects to the wider road network. The M3 (junction 4) is approximately 5 miles to the north and the A31 is only 4 miles away.

Aldershot main line railway station provides a fast and frequent service to Waterloo in approximately 50 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Room 1	78	7.25	Available
Unit - Room 2	108	10.03	Available
Unit - Room 3	407	37.81	Available
Unit - Room 4	277	25.73	Available
Unit - Room 5	627	58.25	Available
Unit - Room 6	306	28.43	Available
<b>Total</b>	<b>1,803</b>	<b>167.50</b>	

## Viewings

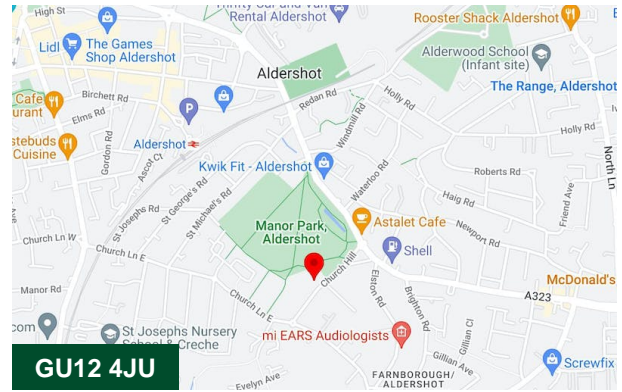
Strictly by appointment with the joint sole agents

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Emberson & Co - Julie Evans - Emberson and Co - 01252 329129

## Terms

The floor is available by way of a new lease for a term to be agreed. Alternatively consideration may be given to splitting the floor to provide space from 407 sq ft.



## Viewing & Further Information



**Matthew Seary**

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