

INITIAL DETAILS



1 Ivy Road

Aldershot, GU12 4TX

**Self contained office
building with secure car park**

5,637 sq ft
(523.69 sq m)

- 21 Car parking spaces
- LED lighting
- Air conditioning
- Shower
- Generous kitchen

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Summary

Available Size	5,637 sq ft
Rent	£13.50 per sq ft
Rates Payable	£32,768 per annum
Rateable Value	£64,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Description

1 Ivy Road is a purpose built 2 storey office building. The ground floor is currently in a predominantly open plan arrangement whilst the 1st floor offers a number of private offices and meeting rooms.

The property benefits from air conditioning as well as a shower and generous car parking.

Location

Ivy Road forms part of the established North Lane commercial area with a mix of broad mix of businesses. Approximately 1 mile from Aldershot town centre the property enjoys excellent road access to the A331 Blackwater Valley Relief Road and the wider motorway network beyond.

Aldershot Railway Station offers a direct rail service to London Waterloo as well as an excellent local service.

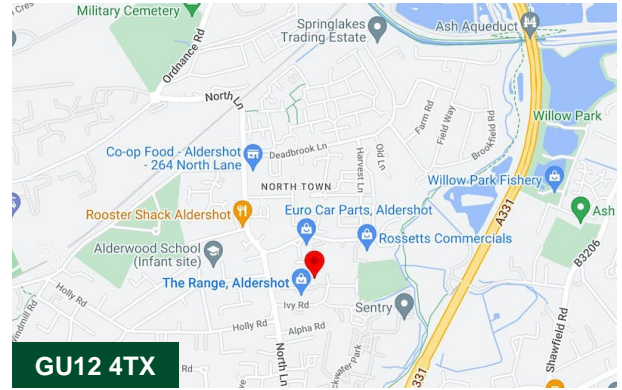
Viewings

Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - matthew@derwenthillside.co.uk - 07950 464618

Terms

The property is available by way of a new lease, direct from the landlord, for a term to be agreed.



Viewing & Further Information



Matthew Seary

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