



**Commercial + Industrial Surveyors  
Valuers • Development Consultants**

**ALDERSHOT**  
**FOURTH FLOOR OFFICES**  
**5,700 SQ. FT (529.5 SQ. MTS) APPROX - TO LET**



**FOURTH FLOOR, HIPPODROME HOUSE, STATION ROAD/BIRCHETT  
ROAD ALDERSHOT, HAMPSHIRE GU11 1LZ**

**SITUATION:** The Hippodrome House complex comprises ten shops and a six storey office building situated on the corner of Station Road and Birchett Road and being a short distance from the Aldershot railway station and bus station. Nearby is the Wellington Shopping Centre and the principle shopping streets of Union Street and Wellington Street.

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**ACCOMMODATION:** The fourth floor (Station Road Wing) is offered having a total floor area of 5,700 sq ft (529.5 sq m) providing open plan office together with kitchenette area.

Amenities include separate male and female WC facilities situated within the centre core of the building. Two passenger lifts and entrance hall. Other features include oil central heating, air conditioning, fluorescent strip lighting, acoustic tiled ceilings, carpets, and vertical blinds.

**LEASE:** A new lease is to be granted for a term of years by arrangement on effective full repairing and insuring terms and subject to open market rent reviews at 5 yearly intervals and based upon a commencing rental of **£45,600 per annum (£8 per sq ft)** exclusive.

**SERVICE CHARGE:** A service charge will be levied to cover a contribution toward building insurance, heating, lighting, maintenance and other landlord's services.

**LEGAL COSTS:** Each party is to be responsible for their own legal and surveyors costs.

**RATES:** Approx Rateable Value £28,500 – current commercial rate in the £ 47.9p - Please refer to Rushmoor Borough Council Rating Department Tel No: 01252-398331.

**VIEWING:** Strictly by prior appointment through the Sole Agents: Howard Emberson, Emberson & Co Tel No: (01252) 329129. Fax No: (01252) 329120. Mob No: 07836-640597  
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