



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

**ALDERSHOT**  
**GRADE II OFFICE BUILDING**  
**SECOND FLOOR - TO LET**  
**167 M<sup>2</sup> (1,803 SQ FT)**



**MANOR HOUSE, CHURCH HILL, ALDERSHOT GU12 4JU**

**LOCATION** The property is located in Church Hill, just over half a mile from Aldershot town centre overlooking Aldershot Manor Park. Aldershot has excellent communications with access to the A31 to Farnham, Alton and Guildford which is approximately 2 miles to the south. The M3 (junction 4) is approximately 5 miles to the north and the close proximity of the Blackwater Valley Relief road (A331) has significantly improved the link between Aldershot and the M3. Aldershot main line railway station provides a fast and frequent service to Waterloo in approximately 50 minutes.

**TEL: 01252 329129**

Suite 9, Wesley Chambers, Queens Road, Aldershot, Hampshire GU11 3JD

[www.emberston.com](http://www.emberston.com)

**DESCRIPTION** An impressive Grade II Listed office building in a parkland setting. These second floor offices provide practical space with excellent natural light having modern amenities in a character building dating back to the 18th Century.

**ACCOMMODATION** The second floor offices are arranged as 6 individual rooms. The approximate nett floor areas are as follows:

Room 1	7.27 sq mt	78 sq ft (£780 per annum)
Room 2	10.01 sq mt	108 sq ft (1,080 per annum)
Room 3	37.77 sq mt	407 sq ft (4,070 per annum)
Room 4	25.72 sq mt	277 sq ft (£2,770 per annum)
Room 5	58.25 sq mt	627 sq ft (£6,270 per annum)
Room 6	28.44 sq mt	306 sq ft (£3,060 per annum)

Total 167.46 sq mt 1,803 sq ft

There are separate male and female WCs on the first floor together with shared kitchen.

#### AMENITIES

- ◆ Car Parking - 10 on site spaces
- ◆ Carpeting and lighting throughout
- ◆ Full gas fired central heating
- ◆ Shared Toilet and Kitchen facilities
- ◆ Burglar/Fire Alarm System

**LEASE** A new 6 year internal repairing and insuring lease is offered exclusive of rates, buildings insurance and service charges (approx. £10,000 pa). Individual Room lettings will be considered and based upon £10 psf exclusive.

**RENT** £18,000 per annum exclusive.

**RATES** Rateable Value Approx £18,500 Rates payable at 51.2.1p in the £ (2023/24) - £9,472. Transitional relief may be available and prospective tenants will need to contact Rushmoor Borough Council Business Rating Dept on 01252-398331.

**LEGAL COSTS** Each party to be responsible for their own legal and surveyor's costs incurred in the transaction.

**POSSESSION** - October 2023 or earlier by negotiation.

**VIEWING** Strictly by prior appointment with the sole agents: **Emberson & Co Suite 9, Wesley Chambers, Queens Road, Aldershot Hampshire GU11 3JD**  
Phone: 01252-329129 Fax: 01252-329120 Email: [howard@emberson.com](mailto:howard@emberson.com)  
[/nick.hanson@vospers.net](mailto:nick.hanson@vospers.net) [www.emberson.com](http://www.emberson.com)

