

PROPERTY DETAILS

OFFICE / POTENTIAL D1
TO LET

Location:	FARNHAM / ALDERSHOT BORDERS, HANTS
Property:	Lower Barn, 4 Hillside, Aldershot, GU11 3NB
Size:	1,368 Sq Ft (127.1 Sq M)



Key Features

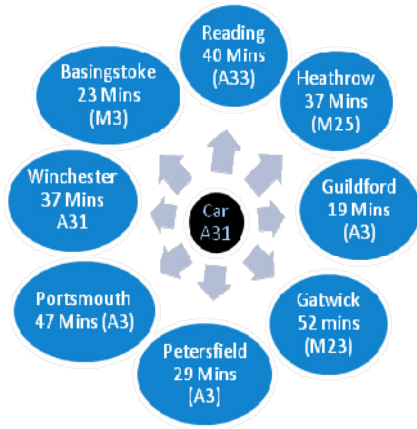
- **Superb office development / conversion**
- **Atrium reception**
- **Storage area**
- **Ample parking**
- **Potential D1 use subject to planning**
- **Common meeting area**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

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Location



- Surrey / Hampshire borders
- Historic Farnham 3 miles
- Aldershot 2 miles
- Easy access to A31
- District population 600,000 within 20 km
- London Waterloo 57 minutes every half hour
- Connecting to Gatwick and Reading

Description

A superb high quality open plan office area of and an impressive self contained entrance atrium to the lower barn office area. The ground floor has been fully adapted for disabled access is well suited for D1 users (SUBJECT TO PLANNING), in addition to a full range of office occupiers. Additional storage available.

- central heating
- coded entry
- perimeter trunking
- high quality double glazed timber windows
- category II lighting
- male and female WC facilities
- kitchenette
- meeting room and carpeting.

Floor Areas

The property has the following Net internal Floor Areas:

Offices: 1,156 sq ft
Reception: 213 sq ft
TOTAL: 1,368 sq ft

Car Parking

The property has ample car parking.

Lease

The property is available on FRI terms for a term by arrangement

Rent

£15,000 per annum exclusive of all other outgoings (and VAT if applicable)

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, water rates, cleaning, maintenance, refuse charges etc service chargeable.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

Business Rates

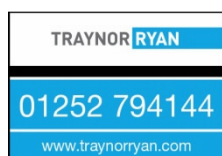
The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £13,500. The UBR (2008/2009) is 0.456. Normal rates payments = RV x UBR. Exceptions occur due to:

- transitional relief and / or
- small business relief (normally where RV < £10,000)

Rates generally rise annually according to inflation. Contact Rushmoor council for more information.

Costs

All legal costs to be borne by the ingoing tenant.



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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.