Owen Isherwood
CHARTERED SURVEYORS

Upper Barn, 4 Hillside Road, Aldershot, GU11 3NB

FOR SALE | 5,942 SQ FT (552.03 SQ M)

Modern office investment in Aldershot, Hampshire, with multiple tenants in situ.

- Current annual rent of £86,725.92.
- Majority of tenants currently holding over on expired leases - scope for majority vacant possession or retaining tenants based upon purchaser requirements.
- Large car park surrounding.
- Gardens to the front of the premises.
- Class "E" commercial office use.
- Modern fitout internally with exposed beams and large glass windows.

STEP UP to JOHN DEERE

Location

The town of Aldershot is situated on the Northern edge of Hampshire, bordering Surrey and being surrounded by the neighbouring towns of Farnham, Tongham, Farnborough and Fleet. The town is a multicultural hub with a strong Nepalese heritage in the town, being a garrison town with a military history dating back to the 1850's.
National rail links from the centre of the town include London Waterloo, Guildford and Farnham, with buses linking up to Yateley and Guildford.

Description

A modern office complex with a number of varying office suites. The building benefits from separate entrances throughout, with interconnecting corridors along with breakout areas and separate WC's throughout. Each unit has been let to different tenants on a variety of leases, most either expired and holding over or close to expiry. A full schedule is available upon request.

Accommodation

Name	sq ft	sq m	Availability
Building	5,942	552.03	Available
Total	**5,942**	**552.03**	

Price

Offers from £1,200,000

Rates & Charges

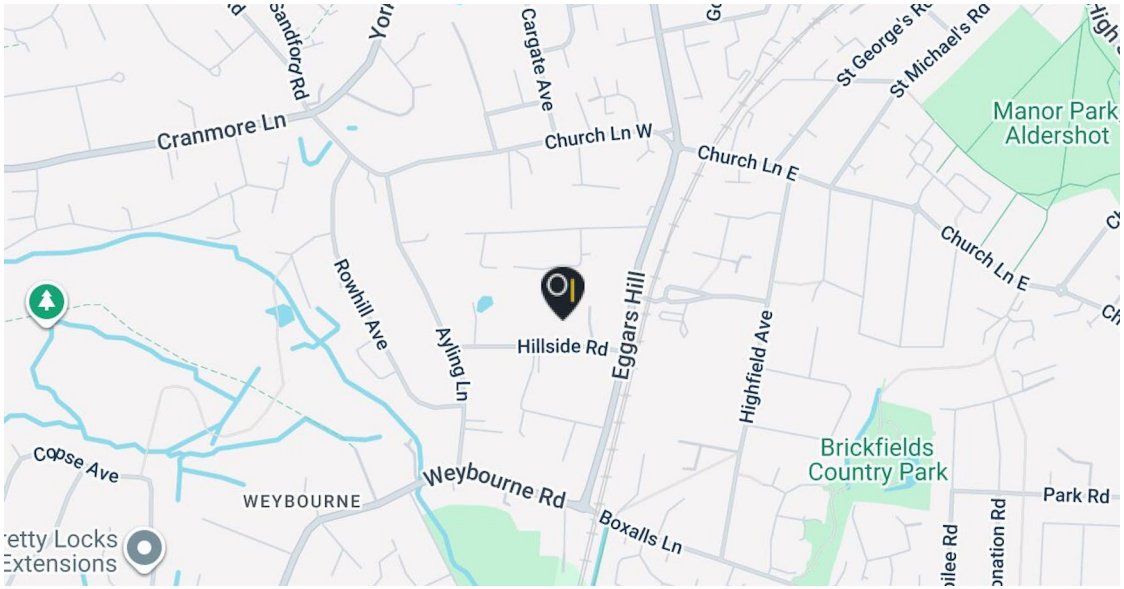
Rateable value: £16,750
Rates payable: £8,358.25 per annum

EPC

C (64)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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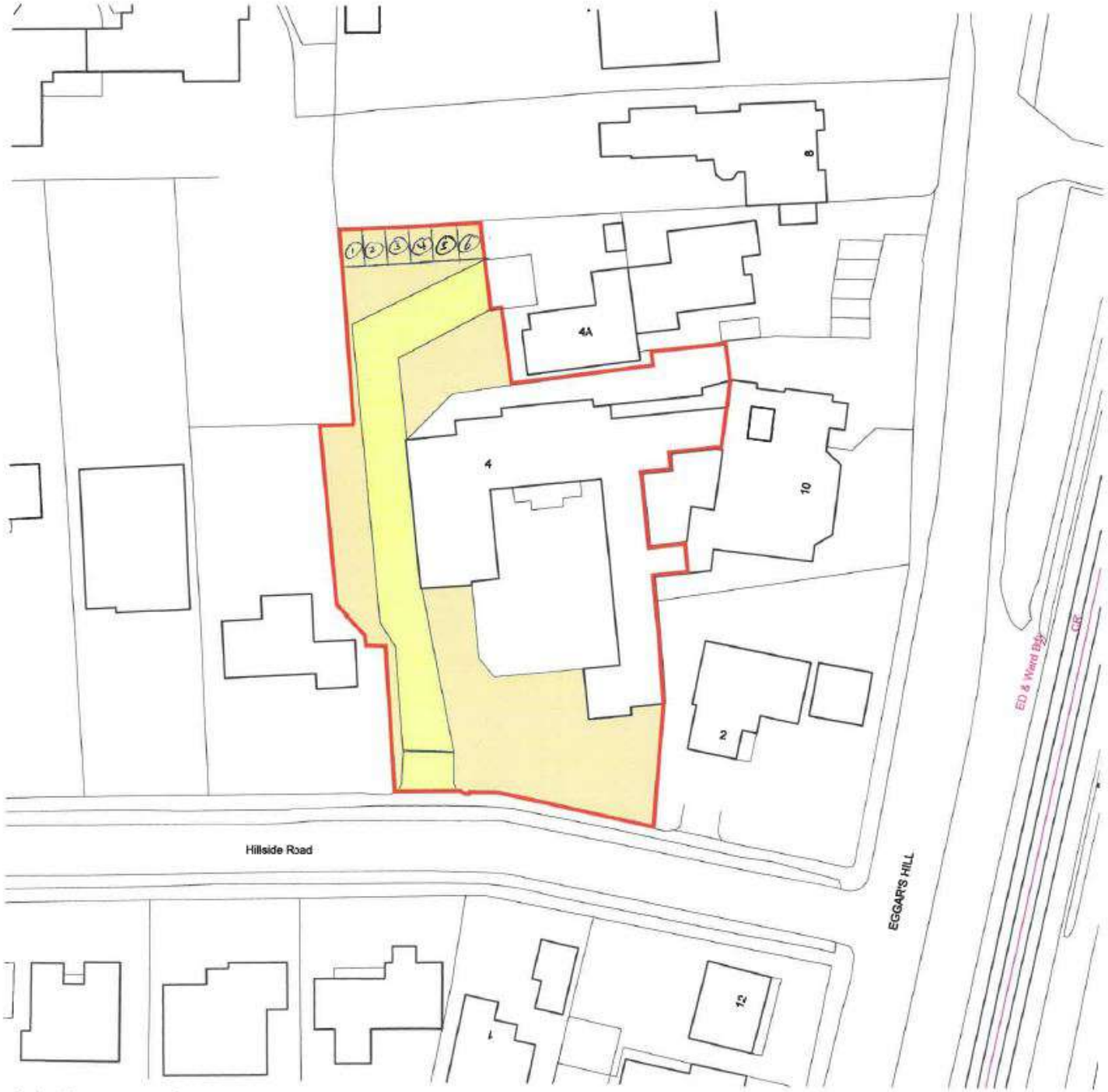
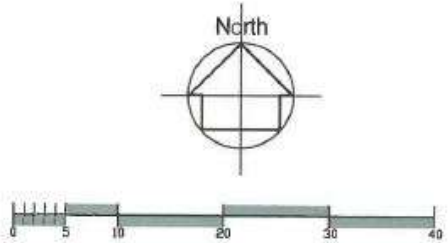
These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated



SHARED ACCESS / EASEMENT FOR No 4A

OFFICE PARKING / LANDSCAPING AREAS



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CLIENT
Mera Real Estate

PROJECT
4 HILLSIDE ROAD, ALDERSHOT, GU11 3NB

TITLE
Conveyance Plan

SCALE	DATE	
1:500@A3	11.03.24	
DRAWN NJR	PROJECT NO. 25.1120	Con.03 C

Tenancy Schedule

	Address	Tenant	Sq ft	Monthly Rent	Yearly Rent	Rate PSF	Lease End
1	The Garden Studio	Lingserve	420	£500.00	£6,000.00	£14.29	30/09/2026
2	The Old Pottery & Studio	Minchem Limited	852	£1,241.42	£14,897.04	£17.48	30/06/2024
3	The Upper Barn Studio	Juniper	670	£823.58	£9,882.96	£14.75	28/11/2021
4		Mera Real Estate		£150.00	£1,800.00		
5	The Lower Barn	TIVA IT	1044	£1,445.00	£17,340.00	£16.61	14/10/2021
6	The Cloisters	Toranet	852	£1,040.66	£12,487.92	£14.66	31/05/2026
7	The Courtyard	Xentor	492	£676.50	£8,118.00	£16.50	30/04/2021
8	The Upper Barn FF	MRT Carpentry Contractors Ltd	1544	£1,500.00	£18,000.00	£11.67	
Total			**5874**	**£7,377.16**	**£88,525.92**		