



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

FREEHOLD FOR SALE

DETACHED CLASS B2 PREMISES WITH SECURE YARD

*Would Suit B2 Motor Trade, Industrial, Storage,
Studio, Leisure Users etc*



**UNIT 1
PAVILION ROAD
ALDERSHOT
GU11 3NX**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: The property is located off the main A325 Farnborough Road, between Farnham and Aldershot.

There is easy access to the M3 at junction 4 to the north, which connects with the M25 and the national motorway network beyond. Alternatively, the A31 to the south connects with the A3 providing access to London and the south coast. Farnham and Aldershot mainline stations both offer regular fast commuter services to London Waterloo.

DESCRIPTION: The property comprises a detached industrial/warehouse unit suitable for various purposes including motor trade and mechanical servicing etc along with Class E Light Industrial, Leisure and B8 Warehousing uses. The Gross Internal floor area comprises:

Ground Floor	495.8 SQ M	(5,336 SQ FT)
Mezzanine Floor	<u>55.7 SQ M</u>	<u>(600 SQ FT)</u>
TOTAL	551.5 SQ M	(5,936 SQ FT)
Secure Yard	256.22 SQ M	(2,758 SQ FT)

AMENITIES:

- * Three Phase Power
- * Three Loading Doors (5.50M. 6.28m and 3.50M Widths)
- * Minimum Eaves Height 5.50M rising to 8M at the Apex
- * Male and Female WC Facilities
- * Kitchenettes on Both Floors
- * On Site Parking

PRICE GUIDE: Offers in the region of £975,000 for the FREEHOLD

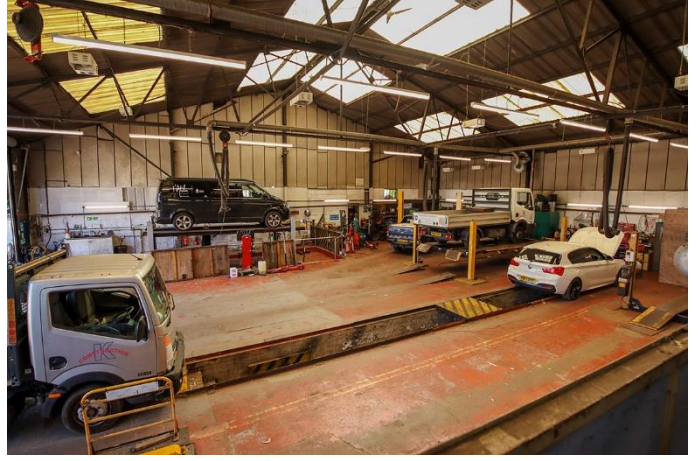
The property is not elected for VAT. Accordingly, the Sale Price will not be subject to VAT

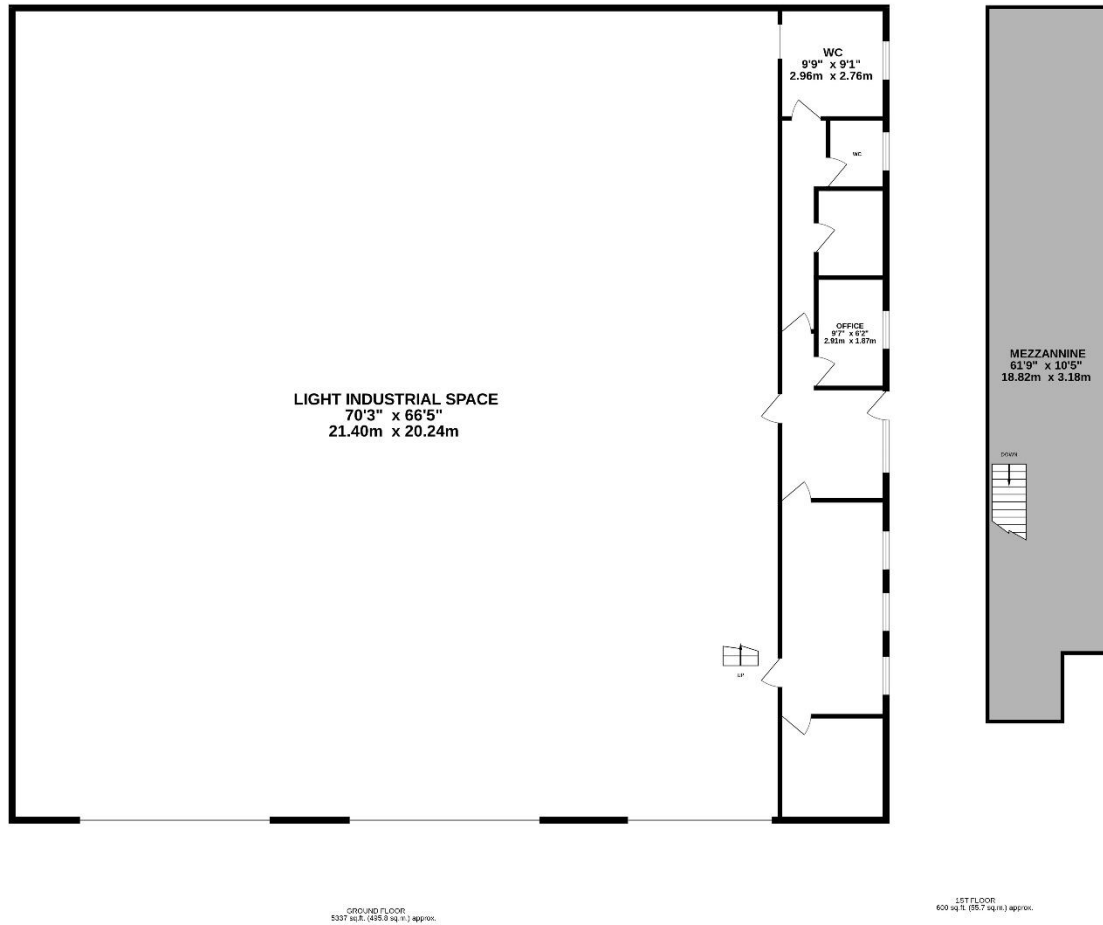
RATES: Rateable Value £49,500
Rates currently payable at 38.2p in the £ (2026/2027)

EPC: G247

VIEWING: By appointment through **Park Steele 01252 717979.**

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





TOTAL FLOOR AREA : 5936 sq.ft. (551.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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