

**FULLY FURNISHED AND READY TO OCCUPY**



## 2 Nexus Park (First Floor Offices)

Lysons Avenue, Ash Vale, Aldershot, GU12 5QE

**First Floor Offices - short or longer term available.**

**1,969 sq ft**  
(182.93 sq m)

- Rent inclusive of Service Charge, Electric and Heating
- 10 on site parking spaces
- Ready for immediate occupation
- Excellent natural light
- Attractive and furnished entrance lobby
- Very close to A331 and Junction 4 of M3
- Within walking distance of both Ash Vale and Northcamp railway stations
- Views over neighbouring meadow

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## Summary

|                |                                       |
|----------------|---------------------------------------|
| Available Size | 1,969 sq ft                           |
| Rent           | Rent on application                   |
| Rates Payable  | £16,524 per annum<br>Based on 2026 RV |
| Rateable Value | £38,250                               |
| EPC Rating     | C (61)                                |

## Description

The office at 2 Nexus Park provides predominantly open plan office space, with a good size meeting room. The offices are currently furnished, however removing the furniture is not an issue if unfurnished is preferred. The entrance to the office is via a very smart ground floor lobby. The offices have windows along the front elevation which overlook the neighbouring meadow. The office has LED lighting throughout and is heated by gas fired radiators. There is a small kitchenette which is solely for the first floor office use.

## Location

Nexus Park is strategically located within approximately 800 metres of the Farnborough/Ash Vale junction of the Blackwater Valley Relief Road (A331) on the Surrey/Hampshire borders in Ash Vale, Surrey. The Blackwater Valley Relief Road provides a dual carriageway link between the M3 at Junction 4 (and thereafter the National Motorway Network via the M25) and the A31, which in turn joins the A3 at Guildford. Within easy walking distance of Nexus Park are Ash Vale and North Camp railway stations. There is also a Tesco Express and pub within close walking distance.

## Terms

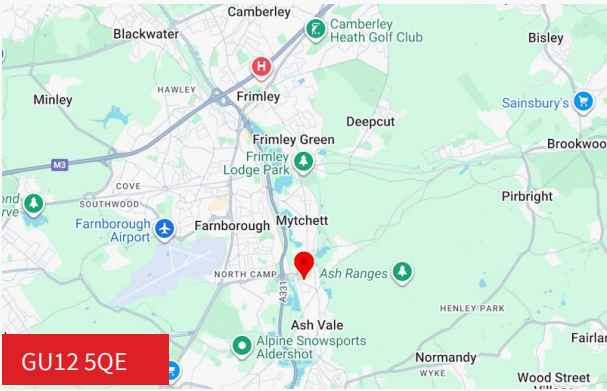
By way of a sub lease for a term to be agreed.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

## Legal Costs

Each side to be responsible for the payment of their own legal costs incurred in the letting.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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