

WADHAM^{AND}
ISHERWOOD

FARNHAM

T: 01252 710822

ALDERSHOT

**VICTORIA HOUSE
VICTORIA ROAD GU11 1EJ**

**TOWN CENTRE
OFFICES
ATTRACTIVE RENT
AVAILABLE**

TO LET



OFFICES

**FROM 2000 SQ FT UP TO 5161 SQ
FT (186 - 480 SQ M)**

RECENTLY REFURBISHED

FLEXIBLE TERMS

RENT INCENTIVES AVAILABLE

OPEN PLAN ACCOMMODATION

TOWN CENTRE LOCATION

7 DAY ACCESS

**ON SITE CAR PARKING & 24 HOUR
SECURITY**

CENTRAL HEATING

FARNHAM

T: 01252 710822

GUILDFORD

T: 01483 300176

HAMMERSMITH

T: 020 8834 1070

STAINES & HEATHROW

T: 01784 466696

WOKING

T: 01483 757543



LOCATION

Victoria House is a landmark property situated in the centre of Aldershot with pedestrian access and a self contained car park which are both accessed directly off Victoria Road.

Aldershot itself benefits from good road communications via the A331 Blackwater Valley Relief road which provides a dual carriageway link between Jnt 4 of the M3 to the north and the A31 which links to Guildford, the A3 and the south coast to the south.

DESCRIPTION

Victoria House is a purpose built office building offering flexible occupation over 7 floors. The first and fourth floors have been fully refurbished to include new carpets and redecoration. The available offices measured on a net internal basis total as follows:-

First Floor 5,161 sq.ft. (480 sq.m.)*

Fourth Floor 2,500 sq.ft. (332 sq.m.)

* The first floor is also capable of being split into two smaller suites of approximately 2,000 sq.ft. (186 sq.m.). Further details on request.

RENT

From £7.50 per sq.ft. exclusive of rates, service charge and VAT (if applicable).

TERMS

The first and fourth floors are available on the basis of new flexible term leases.

SERVICE CHARGE

The service charge is inclusive of 24 hour security, central heating, lift maintenance, cleaning of common parts, buildings insurance, water rates, electricity and reception. Further details on request.

BUSINESS RATES

We are verbally advised by the Local Authority that the rates payable (2007/08) are as follows:

1st Floor - £16,872

4th Floor - £ 6,993

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by prior appointment through joint sole agents:-

Nick Reeve @ Wadham & Isherwood
nick@wandi.co.uk

Howard Emberson @ Emberson & Co
howard@emberson.com
01252 329129

0607/NR/ALW/2009

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Rents / prices quoted in these particulars may be subject to VAT in addition.

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www.wadhamandisherwood.co.uk