

Aldershot - Suite 8, Wesley Chambers Queens Road GU11 3JD  
Grade II Listed Self-Contained Office with Parking to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Aldershot - Suite 8, Wesley Chambers Queens Road GU11 3JD

## Grade II Listed Self-Contained Office with Parking to Rent



### Property Features:

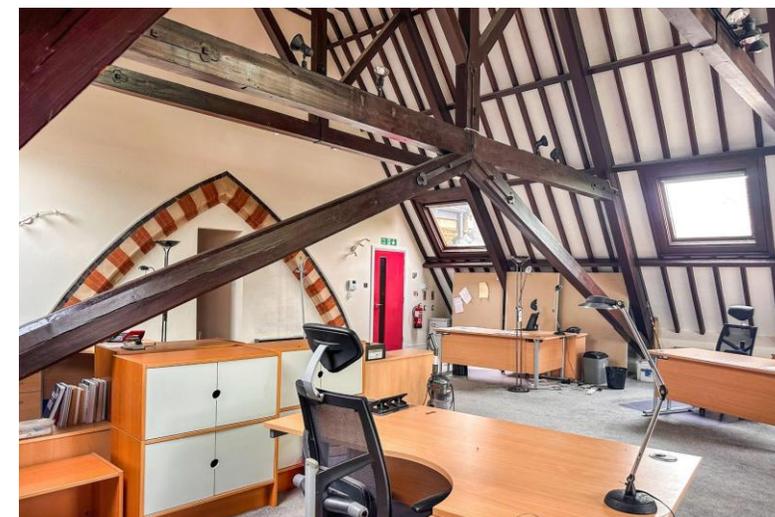
- Comprises self-contained office unit
- Benefits from 1 private car parking space
- Building benefits from disabled lift
- The unit and building are Grade II listed
- VAT is applicable to this property
- Suitable for variety of uses (Class E)
- Available on a new lease with flexible terms
- Situated within 1 min walk from Westgate Retail & Leisure Park, which hosts occupiers such as Pure Gym, Cineworld, Pizza Express, Travelodge and many more.

### Property Description:

Comprises an office unit situated in a former church benefitting from high ceilings and an open plan design as well as having disabled and lift access. The suite also benefits from kitchenette facilities and a private bathroom/WC. The property comes with an allocated parking space in the private car park and provides the following accommodation and dimensions:

Second Floor Unit 8: 97 sq m (1,045 sq ft)

Open plan office, kitchen, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £192.31 + VAT per week (PCM: £833.33 + VAT)

Service Charge: £62.31 + VAT per week (PCM: £270 + VAT)

Deposit: £2,500 (3 Months)

### Rateable Value:

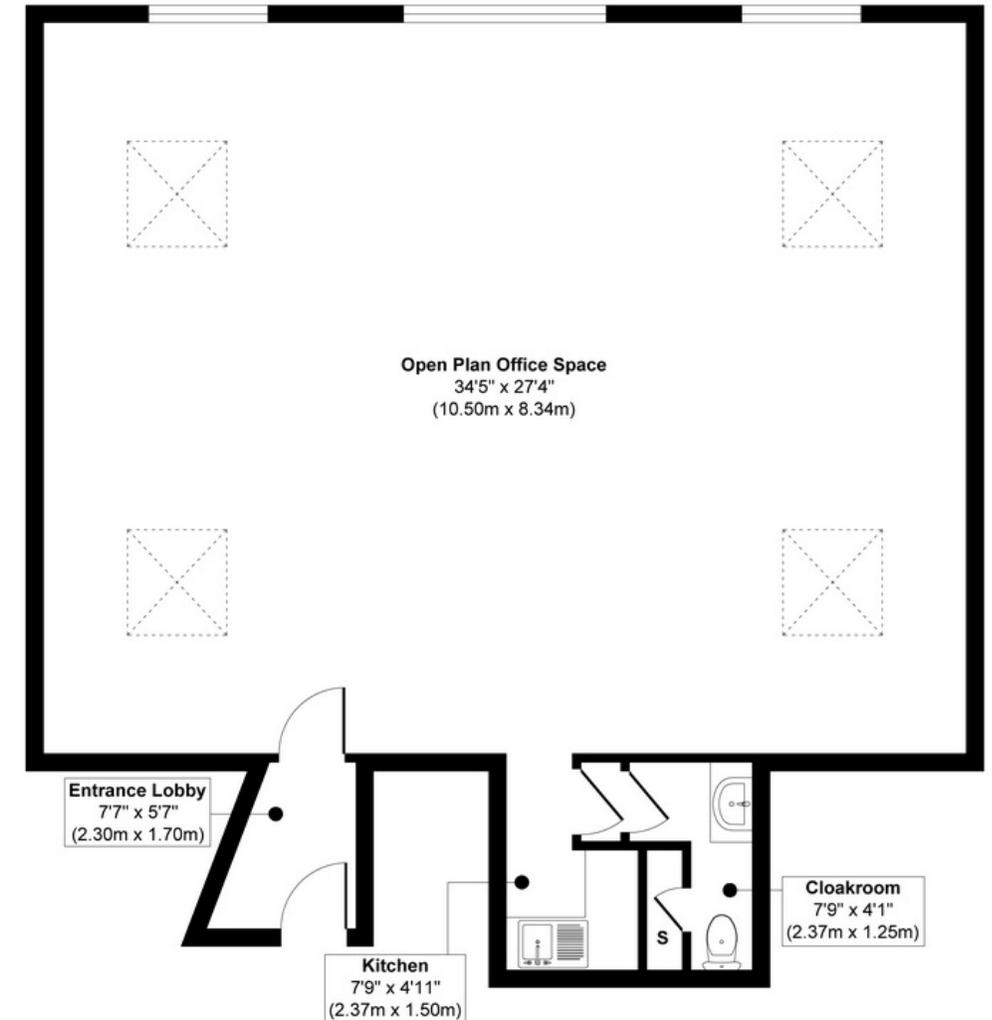
Rateable Value - £10,750 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



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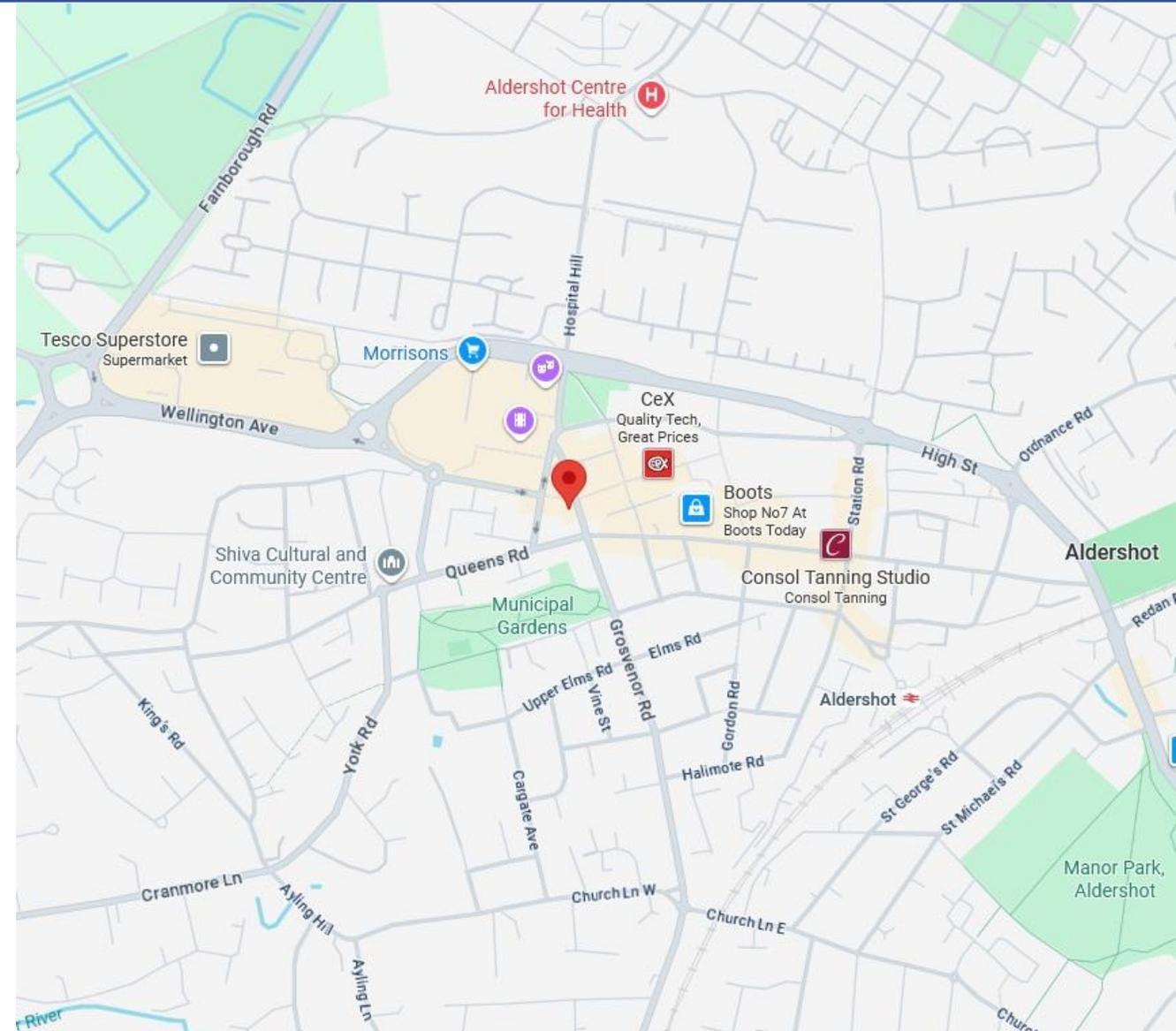
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### Location:

Aldershot is located 10 miles west of Guildford and some 40 miles South-West of London on the Surrey/Hampshire border. Aldershot is well known for the British Army Garrison located to the north of the town centre. The A331 dual carriageway leads to Junction 4 of the M3 motorway to the north and the A31 and A3 to the south. Aldershot Mainline Station provides regular services to London Waterloo (fastest service 46 minutes). The property is situated in the heart of the town centre with occupiers nearby including Estate Agents, Café, Restaurants, Takeaway and more. Westgate Retail & Leisure Park is within 2 min walk, which hosts occupiers such as Pure Gym, Cineworld, Pizza Express, Travelodge and many more.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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