



TRADE COUNTER/WAREHOUSE UNIT

1B Ivy Road

Aldershot, GU12 4TX

**Good quality
warehouse/industrial unit in
prominent location.**

3,318 sq ft
(308.25 sq m)

- Private yard
- 5 Car parking spaces
- 3 Phase power
- Would suit Trade Counter
- 5.7 m eaves

Summary

Available Size	3,318 sq ft
Rent	£53,000 per annum
Rates Payable	£17,964 per annum
Rateable Value	£36,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

1B Ivy Road offers good quality warehouse accommodation with office accommodation at 1st Floor. The unit is about to undergo refurbishment and will offer a trade counter and staff welfare facilities on the ground floor.

The property would suit a trade user but could work equally well for industrial and warehousing operations. There is a secure private yard to the side of the building, an unusual asset these days.

Nearby occupiers include Howdens, Brewers, Covers, Euro Car Parts and The Range.

Location

1B Ivy Road is set within the well established Aldershot Industrial Area. There are good road connections to the A331 which provides direct access to the A31 and the M3 both of which lead on to the wider motorway network. There are a range of amenities in the immediate vicinity including a post office, cafes and various shops.

Aldershot Railway Station is less that 1.5 miles away and offers a direct service to London Waterloo

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,617	243.13
1st - Office	701	65.13
Total	3,318	308.26

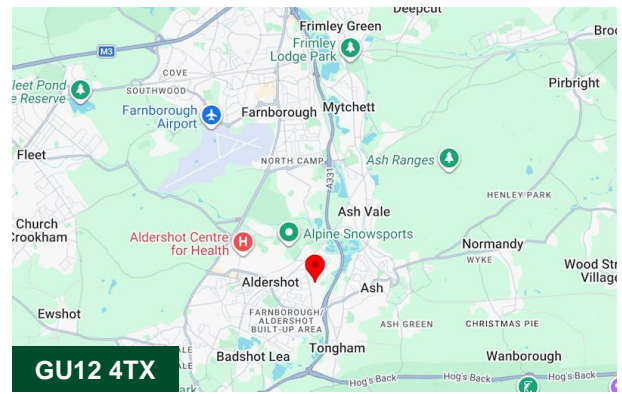
Viewings

Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

Terms

A new lease is available, direct from the landlord, for a term to be agreed.



Viewing & Further Information



Matthew Seary

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