



**Rent** £850 Per month

**Size** 900 Square feet

**Ref** #2963

## Address

**Address:** Unit 6, Beechnut Industrial Estate

**Postcode:** GU12 4JA

**Town:** Aldershot

**Area:** Hampshire

## Location

Very close to the town centre and within easy walking distance from the railway station. Aldershot is a popular Hampshire town situated approximately 41 miles south west of London, 8 miles south of Camberley and 11 miles west of Guildford. The town benefits from good road and rail communication, being located on the A31 which links the town to the M3. Rail services to London Waterloo are available in approximately 53 minutes.

## Description

Fantastic office to let on a new lease which measures approximately 900 sq ft.

The unit benefits from gas central heating, a kitchenette and W.C./ shower room.

The unit offers one parking space and is available immediately.

This unit can be connected to 6a via a single internal door.

Please note that this property is an advert only. Please press the enquire button and our client will be in touch with you.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£850 Per month
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New flexible lease terms available.

## Features

- ✓ 24/7 access
- ✓ Available immediately
- ✓ New lease available
- ✓ On-site parking

## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



