



Victoria  
House

Ideal space for start-up businesses

**TO LET**

Town Centre Offices

**105 - 747** sq.ft

(10 - 69 sq.m)

Victoria House, Floor 4, Victoria Road, Aldershot,  
Hampshire, GU11 1EJ

- Rents from £30 per sq.ft
- Flexible lease terms
- 3 automatic passenger lifts
- Car parking spaces available
- Ground floor security



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Victoria House, Floor 4, Victoria Road, Aldershot, Hampshire, GU11 1EJ



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## Areas (Approx. Gross Internal)

4th Floor - Suite 7	105 sq.ft	10 sq.m
4th Floor - Suites 11-17	747 sq.ft	69 sq.m
4th Floor - Suite 18	329 sq.ft	31 sq.m
<b>Total</b>	<b>1,181 sq.ft</b>	<b>110 sq.m</b>

## POSSIBLE SUB-DIVIDE AVAILABLE

### Description

These office rooms are located on the fourth floor of Victoria House, providing cellular office accommodation together with the following amenities:

- 7 Day access 7am-10pm
- Category II lighting with perimeter trunking
- Carpeted throughout
- Ground floor security
- Three automatic passenger lifts
- Communal kitchen
- WC and showers available
- Car parking spaces included

### Rent & Rates

Rent is based on £30 per sq.ft plus VAT  
Rateable Value - to be re-assessed

### Service Charge

Service charges are currently £6 per sq.ft reviewable annually plus VAT. Electricity will be based upon £1.75 per sq.ft.

### Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

E-102. Further informaton available on request.

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### Planning

The property currently has consent for office use. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### References

The granting of a lease will be subject to satisfactory references and accounts.



### Location - GU11 1EJ

Victoria House is the most prominent office building in Aldershot, rising above the Wellington Shopping Centre and adjoining multi storey car park. Communications are excellent, with Junction 4 of the M3 motorway four miles to the north via the A325 and Junction 4a four miles northwest via the A323. The Blackwater Valley relief road (A331) only a 5 minute drive to the east and links with the M3 motorway and the A31 Hogs Back which in turn connects with the A3 at Guildford.

### Approximate Travel Distances

London City Centre	43 miles
M3	15 miles
A31	8 miles

**Viewing** Strictly via prior appointment with the appointed agent:

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Owned and Managed by



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