

The image shows the entrance to Victoria House, a modern office building. The entrance features a central revolving glass door flanked by two sets of glass doors. Above the entrance, the name "Victoria House" is displayed in large, white, sans-serif letters on a dark grey background. The building's facade is made of red brick, and there are two large, white, spherical light fixtures on either side of the entrance. The sky is overcast, and the reflection of the sky and the light fixtures is visible in the glass doors.

Victoria House

Ideal space for start-up businesses

TO LET

Town Centre Offices

105 - 16,413 sq.ft

(9.75 - 1,246.08 sq.m)



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

- Rents from £12.50 per sq.ft
- Flexible lease terms
- 3 automatic passenger lifts
- Car parking spaces available
- Ground floor security

LCP

01384 405631
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Areas (Approx. Gross Internal)

2nd Floor	5,234 sq.ft	486.26 sq.m
4th Floor VH - Mgm Office	456 sq.ft	42.36 sq.m
4th Floor - Suites 2,3,4,6	1,613 sq.ft	149.85 sq.m
4th Floor - Suite 5	105 sq.ft	9.75 sq.m
4th Floor - Suite 7	105 sq.ft	9.75 sq.m
4th Floor - Suite 9	105 sq.ft	9.75 sq.m
4th Floor - Suite 10	215 sq.ft	19.97 sq.m
4th Floor - Suite 18	339 sq.ft	31.49 sq.m
7th Floor	5,241 sq.ft	486.90 sq.m
Total	16,413 sq.ft	1,246.08 sq.m

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 £12.50 per sq.ft plus VAT (£20,000 per annum)
Rateable Value - to be re-assessed

Service Charge

Service charges are currently £6.50 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 information available on request.

Planning

The property currently has consent for office use. It is the incoming 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

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Viewing Strictly via prior appointment with the appointed agent:

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