

**MODERN
WAREHOUSE / INDUSTRIAL
UNIT**
TO LET



**UNIT 6 PEGASUS COURT, NORTH LANE, ALDERSHOT,
HAMPSHIRE GU12 4QP**

Industrial Warehouse space

Air-conditioned 1st floor offices

Situated in modern courtyard development

Approximately 2,800 sq ft (260 sq m)

Parking for 6 cars



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

www.owenshipp.co.uk

Location

Pegasus Court is situated in North Lane, the principle commercial industrial area in Aldershot. It is a short distance from the Aldershot interchange on the Blackwater Valley Relief Road (A331), providing access to the M3 (junction 4) to the north or the A31 Hogs Back (A3) to the south.

Description

The premises comprise an end of terrace unit in a modern courtyard development. The property is of steel portal frame construction with brick and steel clad elevations. The eaves height is approximately 22 ft. Loading is provided by an electrically operated door. There are offices on the first floor with a reception office on the ground floor. There are 6 allocated car parking spaces.

Accommodation

The gross external areas are approximately as follows:

Warehouse	183.48 sq m	1,975 sq ft
Offices	76.64 sq m	825 sq ft
Total	260.13 sq m	2,800 sq ft

Rent

£23,750 per annum exclusive.

Lease

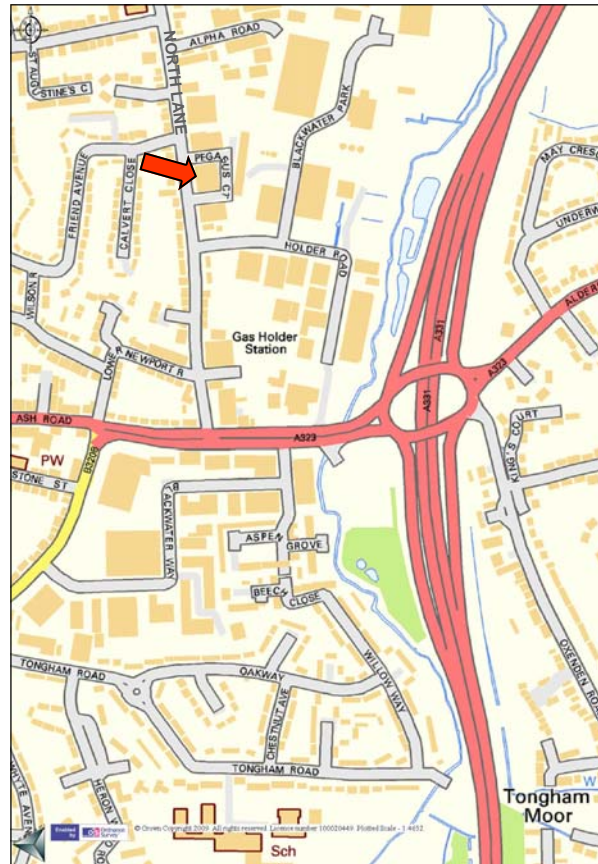
A new full repairing and insuring lease to be granted for a term to be agreed.

Rates

Rateable value: £17,750
Rates payable: £ 8,608.75 (2009/2010)

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



Viewing

Strictly by appointment through:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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