

ALDERSHOT BUSINESS CENTRE

VICTORIA HOUSE VICTORIA ROAD, ALDERSHOT



Flexible office suites TO LET

**90 sq ft to 600 sq ft
(8.3sqm to 55.7 sqm)**

**All inclusive rates
from £180 per month**

Available NOW

Accommodation

The refurbished fifth floor accommodation is fitted out providing cellular office accommodation with the following amenities:

- Fully furnished office suites
- Double glazing
- Under floor trunking
- Suspended ceiling
- Category two lighting
- Central heating
- Free meeting room
- Seven day access
- No legal costs
- Onsite parking (available on licence at £55 plus VAT pm)
- Communal kitchen facilities & washrooms



LOCATION

Victoria House is a prominent refurbished office building in Aldershot's town centre

It stands on Victoria Road adjacent to the Wellington Shopping Centre and multi storey car park. The building is ideally located, just a 2 minute walk from Aldershot railway and bus stations. Excellent road links via the A325 and A331 giving direct access to the M3 motorway J4 and A31 Hogs Back, which in turn connects with the A3 at Guildford.

www.aldershotbusinesscentre.co.uk

| Suite Number | Size Square foot | Monthly rental £ |
|--------------|------------------|------------------|
| 1 | 590 | 1205 |
| 2 | 185 | 380 |
| 3 | 100 | 205 |
| 4 | 100 | 205 |
| 5 | 120 | 245 |
| 6 | 100 | 205 |
| 7 | 100 | 205 |
| 8 | 100 | 205 |
| 9 | 395 | 805 |
| 10 | 90 | 180 |
| 11 | 120 | 245 |
| 12 | 295 | 600 |
| 13 | 100 | 205 |
| 14 | 120 | 245 |
| 15 | 185 | 380 |
| 16 | 120 | 245 |
| 17 | 100 | 205 |
| 18 | 290 | 590 |
| 20 | 410 | 840 |

LICENCES

Office suites are available for a minimum term of 3 months on an annually renewable licence inclusive of rent, service, electricity and rates. Office suites benefit from two telephone lines and broadband internet connection. Licence fees are inclusive from £180 per month, see schedule alongside.

Suite 19 is a meeting room available free of charge to tenants

Licence fees are paid monthly in advance by standing order plus two months deposit per suite.

Please note these rates exclude the following tenant costs:

Telephone & broadband line rental and call costs.

LEGAL MATTERS Standard licence agreement prepared by landlord. References may be requested.

VIEWING For an appointment to view the Aldershot Business Centre Contact Edward Mileham at LCP Properties Ltd on 07702 422591 or The Wellington Centre Management Suite on 01252 315315.

The property is offered subject to contract, availability and confirmation of details. Whilst all the details in these particulars is believed to be correct neither LCP nor their employees can guarantee its accuracy nor is it intended to form part of any contract. All areas and measurements quoted are approximate. Any plan or photographs are provided only to indicate the general location of the property. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services appliances or facilities are in working order. Any occupier must check their proposed use with the relevant planning authority to ensure it is permitted and should not rely upon the use stated in these particulars. LCP have not made any investigations into the existence of any issues concerning pollution and potential land, air or water contamination and the purchaser/tenant is responsible for making their own enquiries in this regard. Unless otherwise stated all prices and rent are quoted exclusive of any value added tax.



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