



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Class "E" Warehouse & Distribution Unit

1,779 sq. ft. – 3,019 sq. ft. (165.36 sq. m. – 280.65 sq. m.)

Unit 9 Pegasus Court, Aldershot, Hampshire, GU12 4QP

## LOCATION

Pegasus Court is situated within the Hampshire town of Aldershot, which is surrounded by the towns of Farnham, Badshot Lea, Tongham, Farnborough and Fleet with good road and rail connections. The A331 running North-South is situated close to the industrial estate, linking to the A31 between Guildford and Winchester and the M3 between London and Southampton.

## DESCRIPTION

The industrial estate has a one-way system running through, providing access to each unit and the surrounding parking. Within unit 9 there is a standard roller-shutter set of doors for loading and unloading and a side door for pedestrian access. The unit is completely open plan on the ground floor, aside from a central staircase core with WC's leading to a small area of first floor offices. Additional areas of mezzanine have been installed by the existing Tenant. Unit to be cleared of all partitions and offered in "redecorated" condition following expiry of the existing Tenancy.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	1,779	165.36
First Floor	1,240	115.29
Total	3,019	280.65

## TERMS

Available on a new lease with terms to be agreed.

## RENT

£30,000 Per Annum.

A service charge is applicable for maintenance of the common areas of the estate.

## RATES

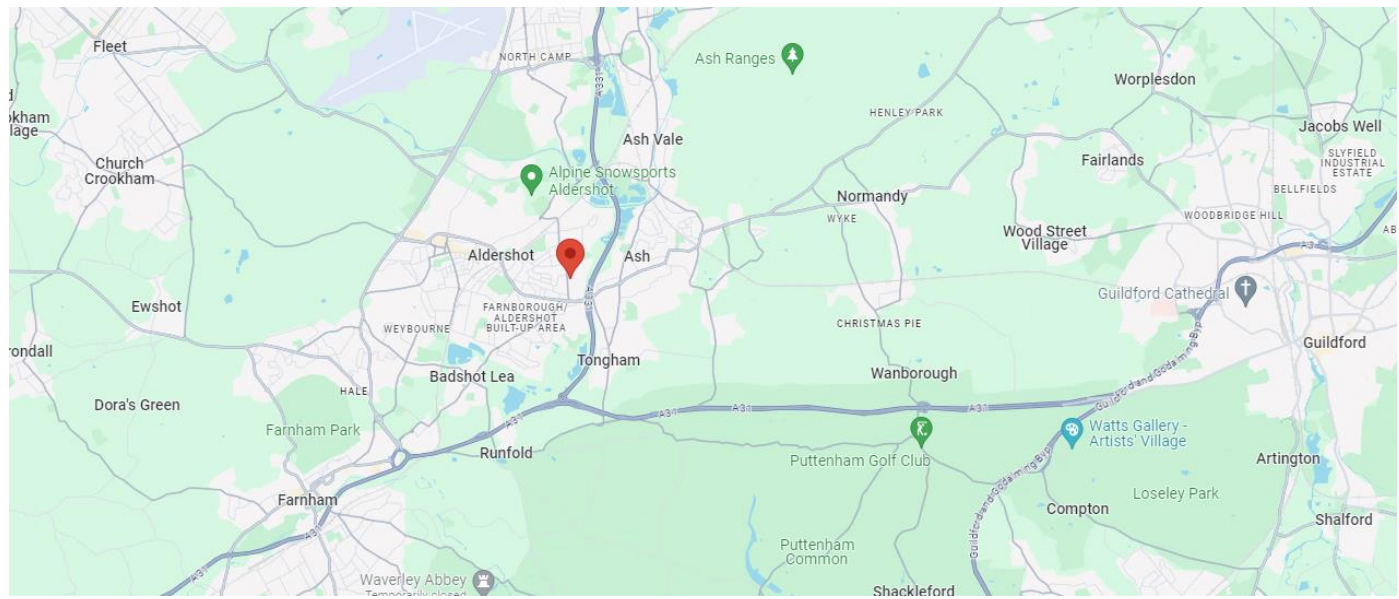
Rateable Value: £36,750.00  
Rates Payable (24/25): £18,338.25

## EPC

C – 72

## COSTS

Each party to bear their own costs.



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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