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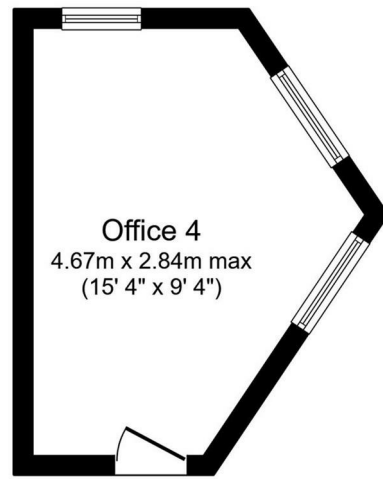
**TO LET**



Room 4, 16 Grosvenor Road, Aldershot, Hampshire, GU11 1DP

£250 PCM

- \*Electric, Water and Service Charges included in Rent\*
- \*Communal area includes: Kitchen area, Ladies and Gents WC\*
- \*Large Windows letting in plenty of Natural Light\*
- High Street Entrance
- Deposit - £750
- \*1st Floor Office with views of Aldershot's Grosvenor Road and its Historical Buildings\*
- \*15'4" x 9'4" sq. ft.\*
- 0,4 mile distance between Office and Train Station
- No Parking
- EPC Energy Rating Band (D) 79



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## THE PROPERTY

A first floor office in the heart of the Aldershot is now available. Offered with electric, water and service charges included in the rent, this bright and airy office is within walking distance of the railway station, close to large supermarkets and all local businesses Aldershot has to offer. The shared facilities include a communal kitchen and ladies and gents WC.

### About Aldershot

Offering great commuter links including easy access to the M3 and A3, combined with the train station which serves London Waterloo in under an hour; Aldershot is in a great location. The town centre is well located and offers a rich history that can be noted around the areas as well as a choice of leisure facilities including a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

## SITUATION

## Directions