

# ALDRSHOT Unit 14-16 High Walk, Wellington Centre



## Location

Aldershot is a popular Hampshire commuter town, 17 miles east of Basingstoke, 8 miles south of Camberley and 11 miles west of Guildford, with a population of c.36,000. The town is served by its own mainline railway station and there is easy access to major road and motorway networks. The Wellington Centre benefits from an adjoining multi-storey car park which boasts c.430 spaces accommodating the Centre's average footfall of approximately 88,000 per week.

## Description:

Arranged over lower and upper ground floor, the unit provides the following approximate floor areas:

Ground Floor	1,839 sq m	19,798 sq ft
Upper Ground Floor	286 sq m	3,081 sq ft
Ancillary	514 sq m	5,533 sq ft

## Rent:

Rent on application.

## Service Charge:

£286,306 (2025/2026)

## Lease:

A new effectively FRI lease for a term of 10 years.

## Rates:

Current Rateable Value is £159,000 and Rates Payable is £88,245. Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

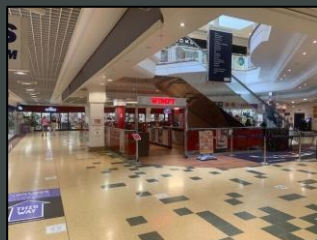
## EPC:

Available on request.

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