

ALDRSHOT Unit 37 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 ground and first floors, the unit provides the following approximate floor areas:

Ground Floor	112 sq m	1,207 sq ft
First Floor	62 sq m	665 sq ft

Rent:

£17,500 per annum exclusive of all other occupational costs.

Service Charge:

£11,433 (2025/2026)

Lease:

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

Rates:

Current Rateable Value is £11,750 and Rates Payable is £5,863. Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

EPC:

Available on request.

For further details contact:

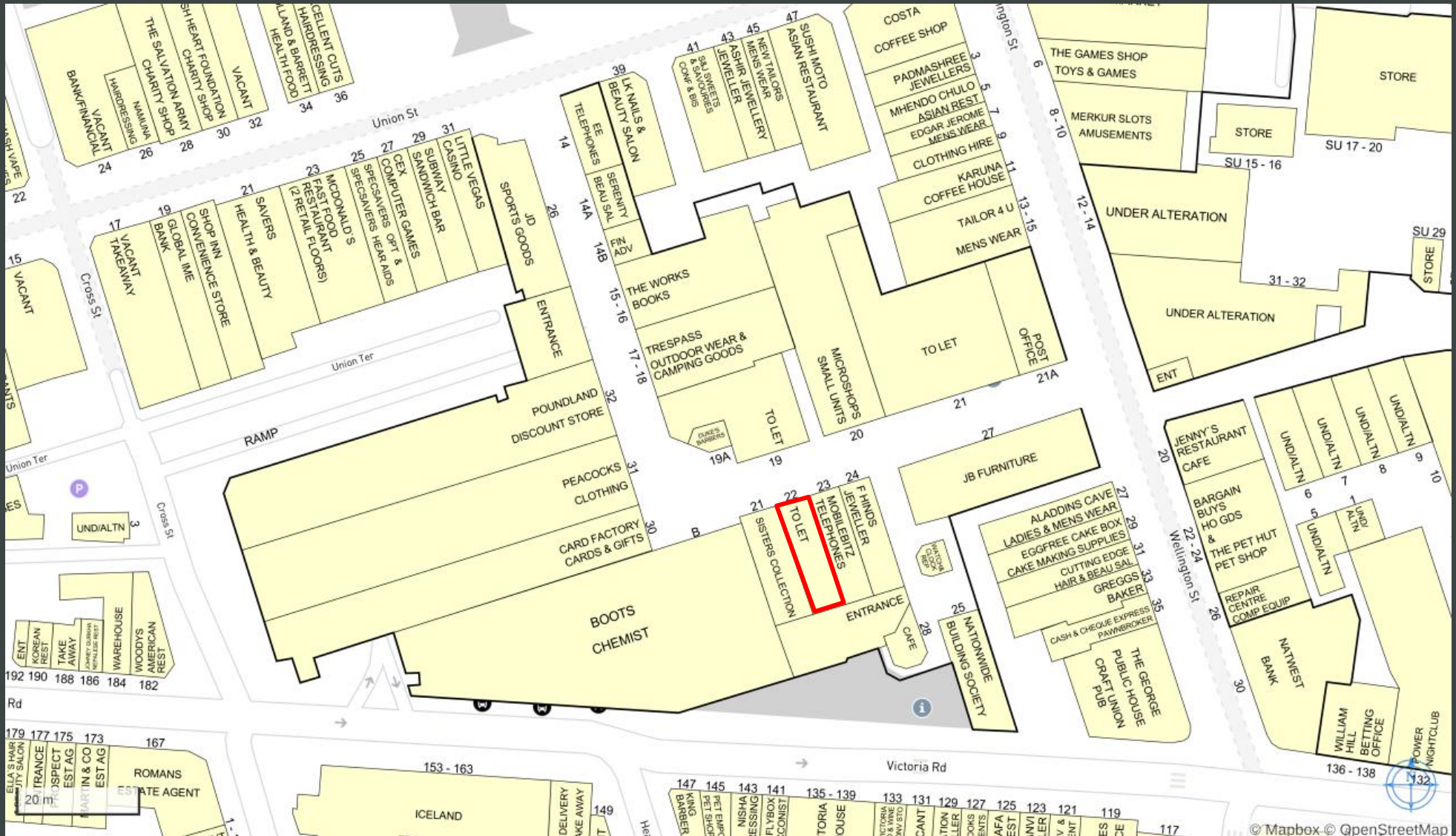
Robbie Agnew
07947 579841
ragnew@mcmullenre.com

David Hopps
07764 348700
dhopps@mcmullenre.com



www.mcmullenre.com

ALDRSHOT Unit 37 High Walk, Wellington Centre



www.mcmullenre.com

Important Notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of McMullen Real Estate Ltd, their employers or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither McMullen Real Estate Ltd nor their employees or agents have any authority to make or give representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate. November 2025.