

ALDRESHOT Unit 52-53 Union Street, 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 floor, the unit provides the following approximate floor areas:

Ground Floor	176 sq m	1,895 sq ft
First Floor	88 sq m	949 sq ft

Quoting Rent:

£37,000 p.a.x

Service Charge:

£26,444 (2025/2026)

Lease:

A new effectively FRI lease for a term of 10 years, subject to vacant possession.

Rates:

From 1st April 2026, Rateable Value will be £18,000 with Rates Payable at £6,876. Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

Anti Money Laundering:

In accordance with Anti-Money Laundering legislations, McMullen Real Estate are required to undertake checks on all prospective tenants. This may include verification of identity, proof of and source of funds.

EPC:

Available on request.

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