

GUN HILL PARK

UPPER & LOWER GROUND FLOORS, HOSPITAL RD,
ALDERSHOT, GU11 2AN

COMMERCIAL OPPORTUNITY
FOR SALE

savills


Weston
Homes



HIGHLIGHTS INCLUDE:

- Superb Grade II Listed building available to purchase long leasehold
- Located in popular Gun Hill Park
- Aldershot Train Station approximately 1.5 miles to the south
- 12,795 sq ft (1,188 sq m) of Gross Internal Space available as a whole or in part
- 40 commercial parking spaces available subject to negotiation
- Will be of interest to office users, commercial occupiers and leisure users alike (STP)

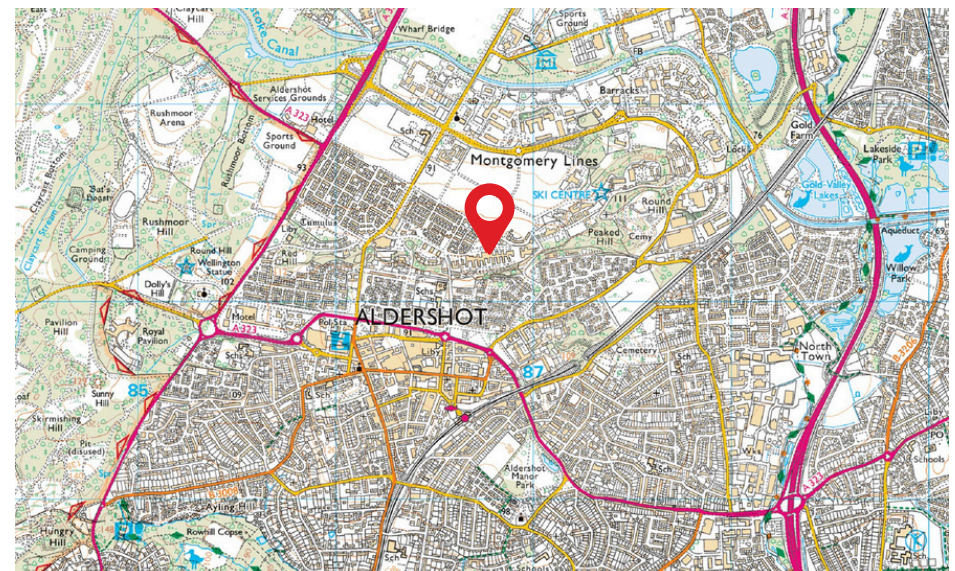
LOCATION

Gun Hill Park is situated within the newly-created and exciting Wellesley community, located in the heart of the Hampshire countryside, close to Aldershot. Gun Hill Park is a development of approximately 140 luxury, new and refurbished homes, and apartments.

The Admin Building which is situated within Gun Hill Park is located off of Hospital Road and is an historic impressive Grade II Listed building (formerly Cambridge Military Hospital HQ)

The property benefits from good communications with road connections with the A325 being located approximately 1.3 miles distance to the west and the A331 circa 2.3 miles to the east. Junction 4 of the M3 is approximately 6.4 miles to the north.

Aldershot is the closest town to the property and benefits from a mixture of national and independent retailers, restaurants, and public houses. Aldershot train station is located circa 1.5 miles to the south and offers direct access to London Waterloo with frequent trains. Heathrow Airport is located 22.6 miles to the north-east.



DESCRIPTION

The Admin Building comprises an attractive Grade II Listed, three-storey building with a large clock tower centrally positioned. The majority of the building has been converted to high end residential apartments, however the right hand upper and lower ground floors, which are currently used by Weston Homes as their Marketing Suite and offices offer potential to be purchased and converted to a variety of uses.

Internally, on the upper ground floor the property at the front is divided into a number of smaller traditional rooms which benefits from high ceilings, ornate columns, a curved fronted bay and large ornate timber bookcases. There are two large rooms to the rear providing open plan atrium space with exposed timber beams and substantial sky glazing providing an attractive feature and ample light to the unit. The space has been attractively fitted out to a high specification and any occupier would benefit from this fitted state.

The lower ground floor level is accessed via either an internal staircase to the rear of the building or an external rear access. The lower ground floor is divided into a number of smaller rooms, but benefits from one, larger central room. This unit is in a shell and core condition with capped services ready for a tenants fit-out.

The grounds to the front of the building have been landscaped to provide both an area of commercial parking (No of spaces sold/demised subject to negotiation, and attractive grass areas with a water feature in the centre of a Florence Nightingale statue.

FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Lower ground floor	517.7	5,573
Upper ground floor	670.9	7,222
Total	1,188.6	12,795



PLANNING

Planning permits for E-class use. Other commercial uses subject to planning permission will be considered.

TENURE

The two units are available long leasehold on a new 999-year lease, at a peppercorn ground rent.

TERMS

The long leasehold interests are available with the following guide prices:-

- Lower ground floor - £400,000
- Upper ground floor - £1,250,000

Subject to Contract

VAT

The above guide prices are excluding VAT, if applicable.

EPC

Both units awaiting assessment.

RATEABLE VALUE

The rateable value will be assessed upon unit separation and completion of the proposed use/units.

FURTHER INFORMATION

Internal floor plans and car park plans are available upon request.



Upper ground floor



Upper ground floor



Upper ground floor



Lower ground floor

VIEWINGS

External viewings are advised in the first instance. A more formal viewing can be arranged by appointment with Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers/tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.



Upper ground floor

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