

ALDERSHOT UNION YARD GU11 1TT NEW MIXED USE SCHEME COMMERCIAL UNITS AVAILABLE NOW



LOCATION

Union Yard is found in a 100% prime position, fronting Union Street directly opposite The Wellington Shopping Centre. There are numerous multiple retailers in the immediate vicinity including Costa Coffee, Savers, McDonalds, JD Sports, Specsavers and Boots etc. There is plentiful car parking in the immediate vicinity.

ACCOMMODATION

The scheme comprises a mix of uses including 128 student residential units, 100 private and affordable residential units, new public square, Maker's Yard offering flexible commercial space and 12 ground floor commercial units. Visit www.union-yard.co.uk for more information.

LEASE

New full repairing and insuring leases.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SCHEDULE OF ACCOMMODATION

The commercial units are arranged as follows:-

Unit	Area	Estimated	EPC	Rent excl VAT
Offic		Rates		Neme exer viti
	sq ft			
		Payable		
1 Union Yard	1,126	£12,475	Α	LET/Shakeaway
2 Union Yard	2,225	£18,463	Α	LET/Starbucks
5 Union Yard	1,422	£17,465	tbc	Under Offer
6 Union Yard	640	£9,980	tbc	On Application
8 Union Yard	1,701	£14,970	tbc	Under Offer
38 Union Street*	586	£5,739	Α	Under Offer
40 Union Street*	613	£5,739	Α	LET/BB Dog
				Boutique
42 Union Street*	652	£5,988	Α	£18,000
44 Union Street*	598	£5,988	Α	Under Offer
46 Union Street*	451	£4,741	Α	Under Offer
50 Union Street	2,538	£24,950	Α	On Application
41 High Street*	369	£7,485	tbc	£12,000

^{*}Rent is inclusive of service charge.

VIEWING

Strictly via Wrather Property.

CONTACT

Stephen Wrather, Wrather Property

T 020 7224 4151 M 07770 855813

E <u>stephen@wratherproperty.com</u>
SUBJECT TO CONTRACT July 2025

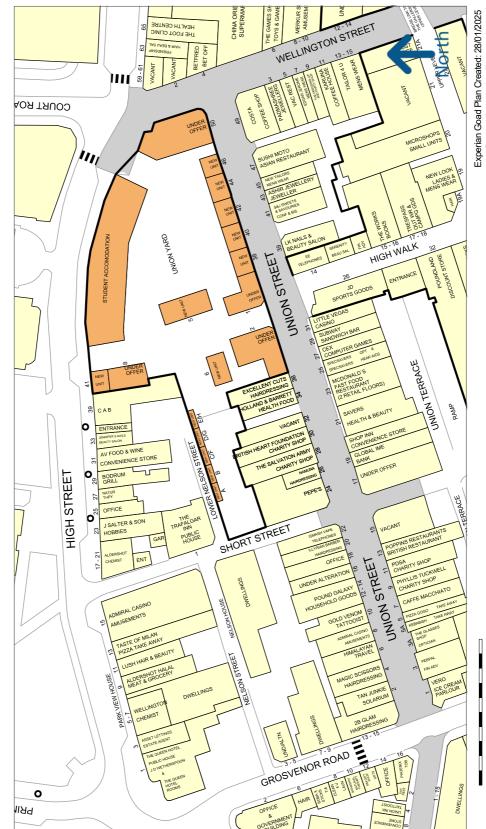
Misrepresentation Act 1967

These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Interested parties must satisfy themselves by inspection or other means as to the correctness of these details.

^{*} Small Business Rates Relief available.

WRATHER





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