

INTERPOWER HOUSE

WINDSOR WAY | ALDERSHOT

GU11 1JG



**VACANT OFFICE - PRIOR APPROVAL CONSENTS FOR
CONVERSION TO 15 X ONE BEDROOM FLATS.**

FOR SALE - 9,800 SQ FT (910.45 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- Prime town centre location.
- Total Gross Internal Area - approx 9,800 sq ft.
- Suitable for residential developer or office/commercial owner occupier.
- Detached building with 24 private parking spaces.
- Prior Approval consents for conversion of current office floors to 15 one bed flats.
- Potential for additional residential development to ground floor undercroft and car park area. Subject to Planning.

LOCATION

Interpower House is located in a prime town centre location at the junction of High Street and Windsor Way, opposite the Ordnance Road roundabout, and is only a few minutes from Aldershot main line railway station and bus station. Aldershot enjoys average travel times of 51 minutes to London Waterloo.

Aldershot enjoys excellent access to the M3 and A3 via the Blackwater Valley Relief Road (A331).

DESCRIPTION

Interpower House is a three storey self contained office building constructed during the 1970's and fully recently refurbished both inside and out. The space now benefits from air-conditioning and LED panel lights.

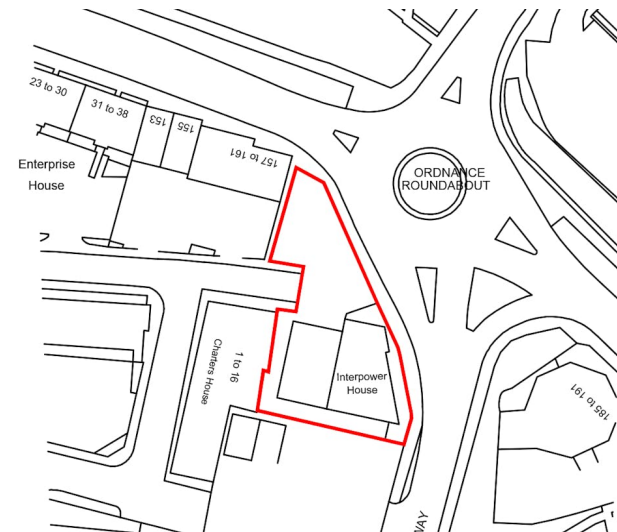
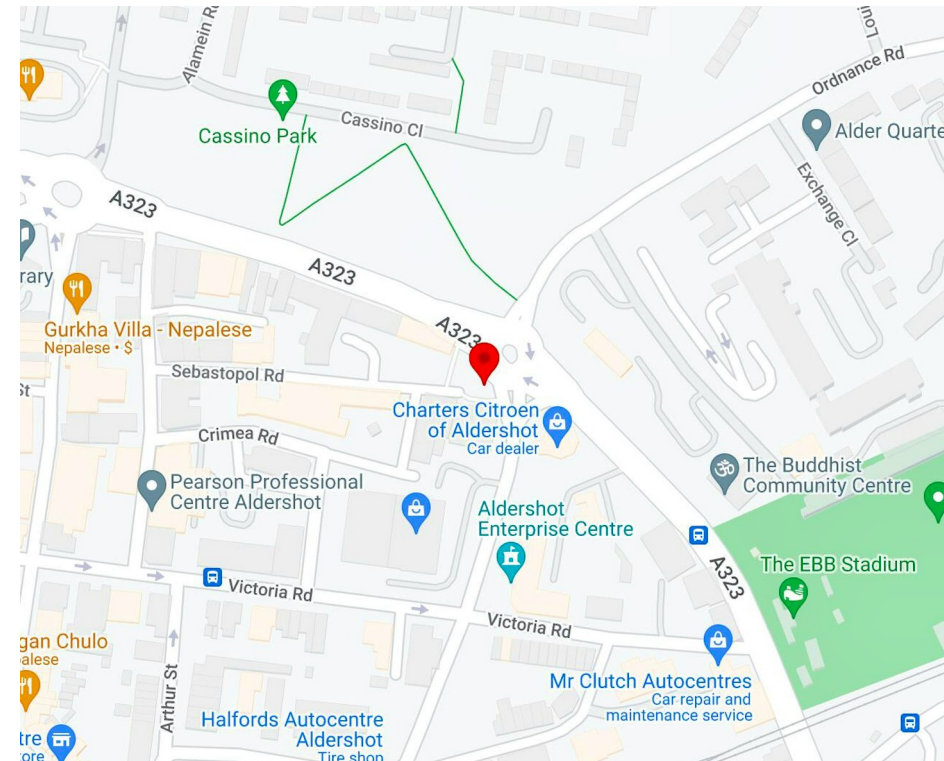
The property benefits from two Prior Approval consents for; Rushmoor Borough Council.

(Decision ref 22/00668/PRIOR) Change of use of ground floor to Class C3 (residential) comprising 2 X 1-bedroom flats and a bedsit (3 dwelling units in total) with external car parking.

(Decision ref 23/00690/PRIOR) -Change of use of first and second floors to provide 12 no. one-bedroom flats, together with reconfiguration of communal stairwell and external car parking .

SPECIFICATION

Air conditioned offices.
Private car park.
LED panel lights.
Kitchen.
Secure access to each floor.



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SUMMARY

- Price: Offers in excess of £1,100,000
- Available Size: 9,800 sq ft
- Rates Payable: £4.77 per sq ft Each floor is currently assessed individually.
- EPC: On application



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Offices	1,655	153.75	Available
1st - Offices	3,500	325.16	Available
2nd - Office Suite 1	1,775	164.90	Available
2nd - Office Suite 2	1,775	164.90	Available
TOTAL	8,705	808.71	

Floor areas are approximate NIA

VIEWINGS & INFORMATION



Peter Richards

T 01483 723344

M 07803 078011

E peter.richards@hurstwarne.co.uk



Mark Leah

T 01483 388800

M 07769 973371

E mark.leah@hurstwarne.co.uk

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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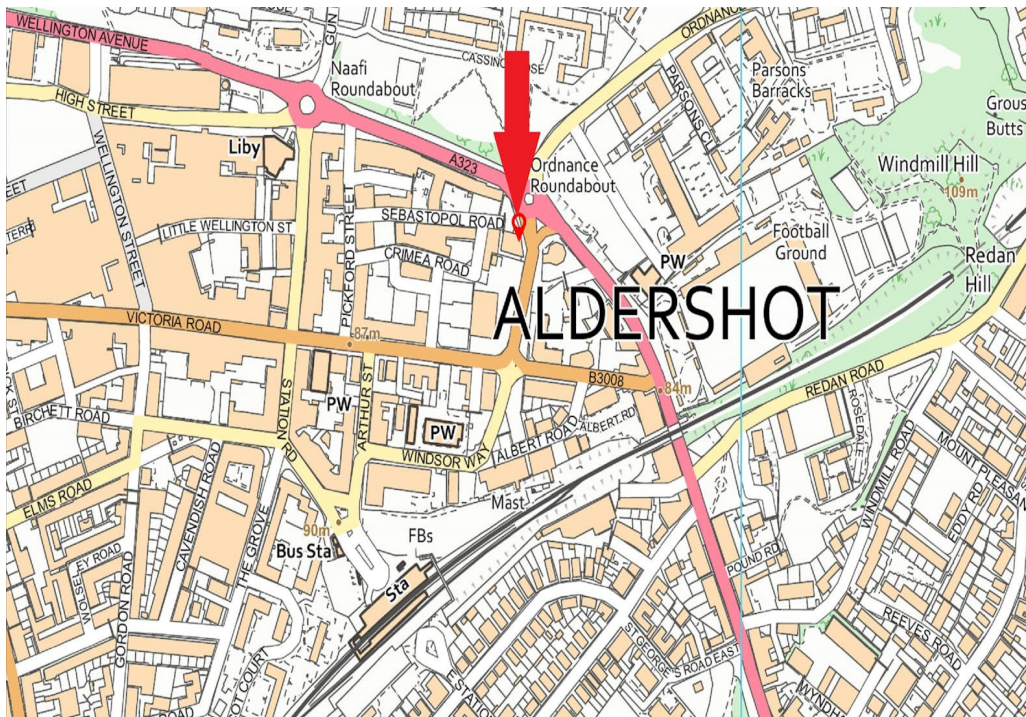


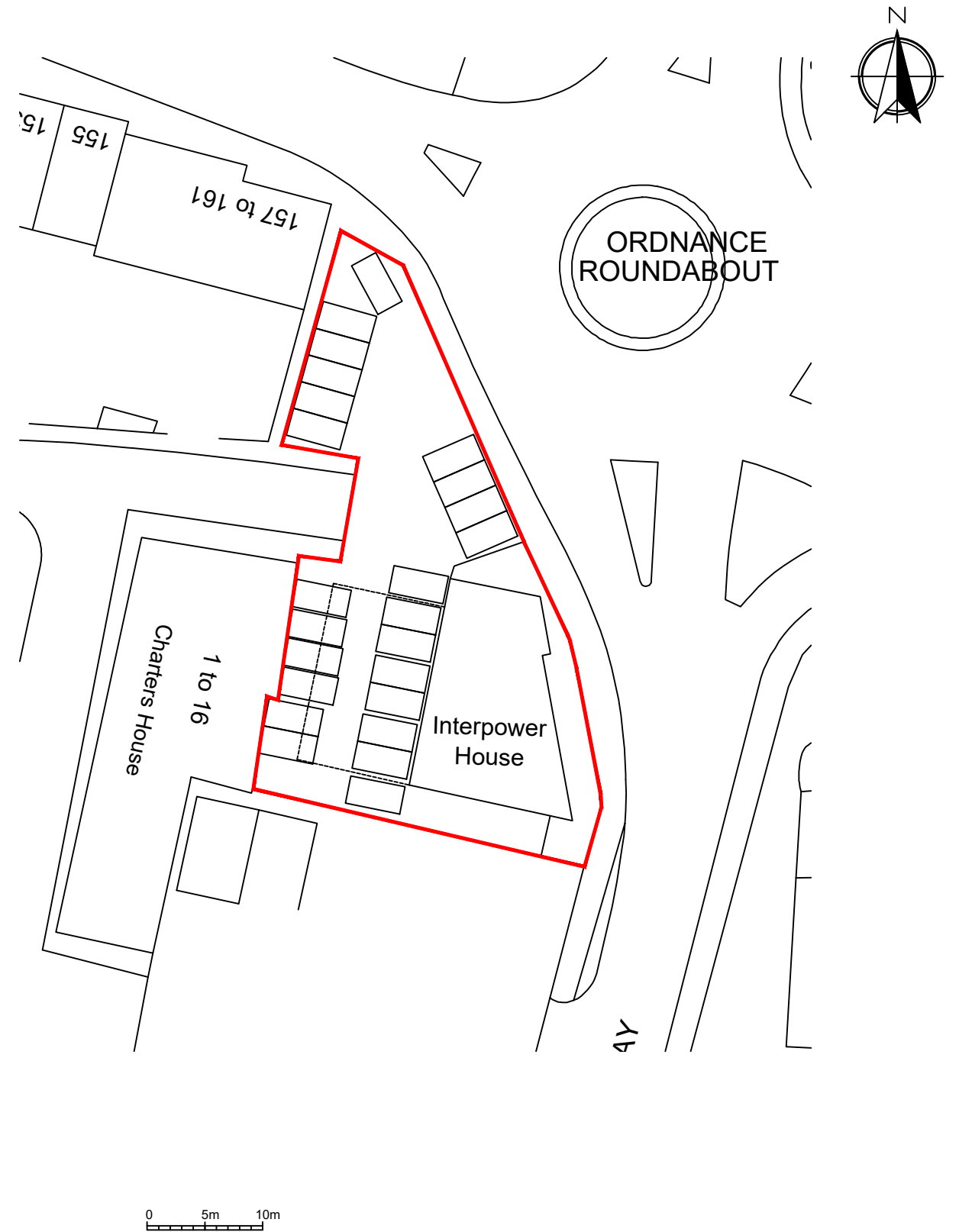
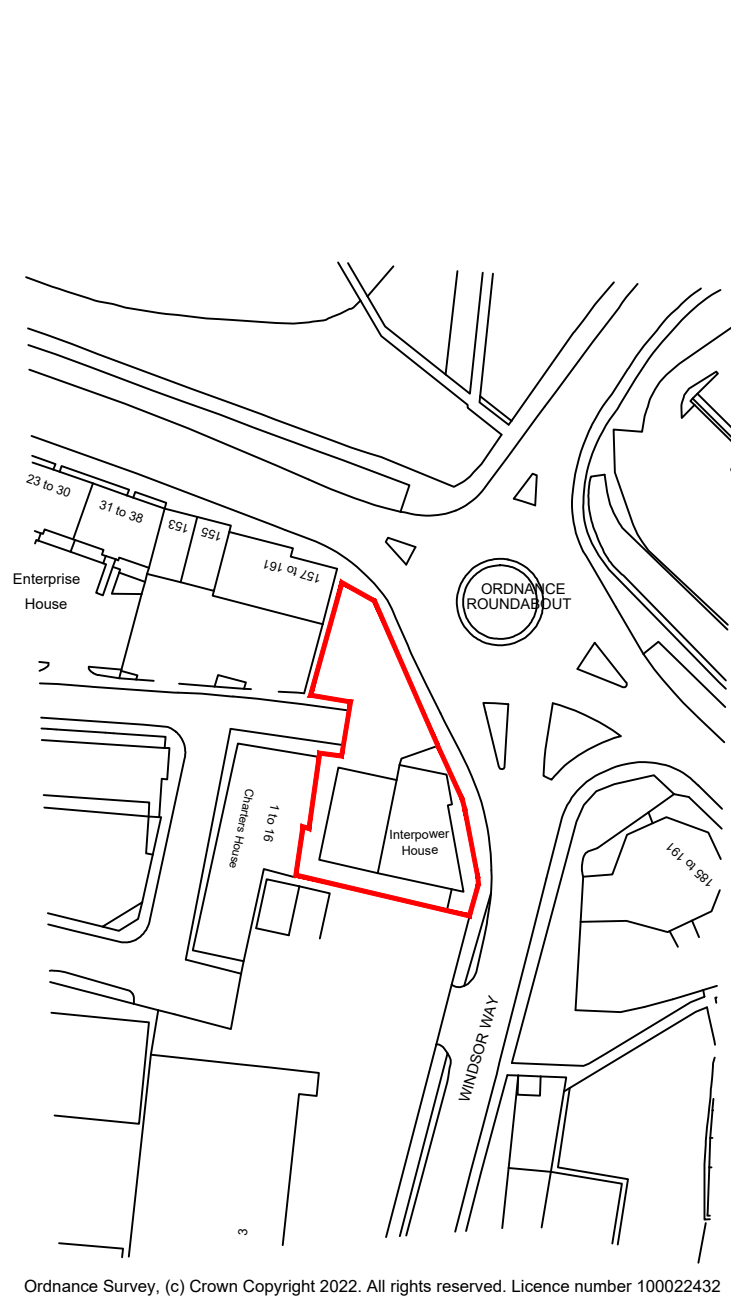
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CLIENT GLENHOUSE ESTATES LTD	JOB TITLE INTERPOWER HOUSE, WINDSOR WAY, ALDERSHOT GU11 1JG	CLM Surveyors LLP CHARTERED SURVEYORS 2(b) High Street, CAMBERLEY SURREY GU15 3SX TEL. (01276 21133)		SCALE 1:100@A3	
	DRAWING TITLE SITE AND BLOCK PLAN			DATE 08/22 DRAWN BY NJA	
				DRAWING NO. J1202-05	REV