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Chartered Surveyors and  
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# FLEET TOWN CENTRE OFFICES/RETAIL/A2 USE

869 – 1,893 SQ FT (81 - 176 SQ M)



Brook House, Upper Street, Fleet, Hampshire GU51 3PE

## FOR SALE OR TO LET

- Prominent town centre location.
- Of interest to owner/investor.
- May suit conversion to residential use (subject to planning).
- On-site car parking space.
- Planning consent for:
  - B1 office
  - A2 Financial/Professional
  - A1 Retail use.

Regulated by RICS



**TELEPHONE 01252 816061**

Agency • Investment • Development • Asset Management • Landlord & Tenant

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**Location**

Brook House is prominently located in Fleet town centre on the Fleet Road and Upper Street junction, close to the Hart Shopping Centre. Being within the town centre all of Fleet shopping, restaurants, banking and public parking amenities are within easy reach.

Fleet is located approximately 3 miles away from Junction 4a of the M3 motorway. The main line railway station is about one mile distant providing a regular fast train service to London Waterloo.

**Description**

The offices at Brook House form part of a new development which includes residential apartments. The first ground floor offices are available for either B1 Office, A2 Financial & Professional or A1 Retail uses.

**Accommodation**

The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice:

Ground Floor:	869 sq ft	(81 sq m)
First Floor:	1,024 sq ft	(95 sq m)
<b>Total usable space:</b>	<b>1,893 sq ft</b>	<b>(176 sq m)</b>



**Terms**

Available for sale or to let on a new lease for a period to be determined. Details through the sole letting/selling agents.

**VAT/Rates**

Any intending purchaser/lessee must satisfy themselves independently by making their own enquiries and contacting the relevant statutory authorities as to the incidence of VAT, rates payable and transitional relief (if any) in respect of the property. The local authority is Hart District Council – telephone 01252 622122.

**Viewing & further Information**

Strictly by appointment through the sole letting/selling agents:

Contact or

Steve Barrett Peter Richards  
 Tel: 01252 816061 Tel: 01252 816061  
[steve@hurstwarne.co.uk](mailto:steve@hurstwarne.co.uk) [peter@hurstwarne.co.uk](mailto:peter@hurstwarne.co.uk)

[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable  
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**Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25**

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