

NORTHCOTE HOUSE

115-117 FLEET ROAD FLEET HAMPSHIRE GU51 3PD

Offices with car parking
3,220 sq ft (299sq m)

20 Car parking spaces

Air Conditioning/cooling

Passenger Lift

Perimeter trunking and Cat 5 cabling



TO LET



NORTHCOTE HOUSE

115-117 FLEET ROAD FLEET HAMPSHIRE GU51 3PD

LOCATION

Northcote House is located close to Fleet town centre on the main Fleet Road. All of Fleet's shopping, restaurants and banks are within easy reach. In addition the major national retail chains in the Hart Shopping Centre. Fleet is located close to Junction 4a of the M3 motorway being approximately 3 miles distant. The main line railway station is about half a mile distant providing a regular fast train service to London Waterloo.

Communications (Approximate Data)

Junction 4a/M3	3 miles
M3/M25 interchange	16 miles
Heathrow airport	27 miles
Fleet BR station	1/2 mile (Waterloo 45 minutes)
Buses	Regular local services

DESCRIPTION

Northcote House is a three storey office building providing mainly open plan space on the ground and first floors whilst the second floor is partitioned to provide separate offices or meeting rooms. The car park is accessed from Albert Street and there is an undercroft walkway to provide access to the front entrance to the building.

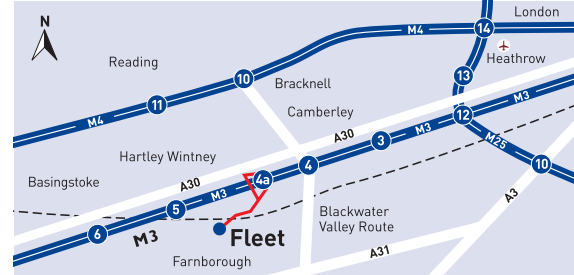
Additional amenities

- Air cooling cassettes on first and ground floors
- Air conditioning ceiling ducts to second floor
- Comms room on ground floor
- Telephone entry system
- Male and female toilets on first floor

ACCOMMODATION

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

FLOOR AREA	SQ FT	SQ M
Ground Floor Office	1,076	100
First Floor Office & Kitchen	982	91
Second Floor Office	1,162	108
TOTAL	3,220	299



RENT / TERMS

Available on sub-lease for a period to November 2010 or longer by negotiation with the landlord.

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.

FOR FURTHER INFORMATION CONTACT

David Shephard david@hurstwarne.co.uk
Steve Barrett steve@hurstwarne.co.uk
 Telephone 01252 816061



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