



Deals Winner 2011
Most Active Commercial
Property Agent in Surrey

FLEET TOWN CENTRE OFFICES WITH CAR PARKING

1,402 – 2,914 SQ FT (130 – 271 SQ M)



Victoria House, 178-180 Fleet Road, Fleet, Hampshire, GU51 4DA

TO LET

- 14 car parking spaces
- Refurbished common areas and 1st floor offices
- Open plan floors
- Available on flexible lease terms
- 2nd floor can be refurbished to suit occupier needs

Regulated by RICS



RICS

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

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Location Map

To view a location go to www.multimap.com and type in postcode GU51 4DA.

Location

Victoria House is prominently located in Fleet town centre on the main Fleet Road, opposite an entrance 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 close to Junction 4a of the M3 motorway being approximately 3 miles distant. The main line railway station is about one mile distant providing a regular fast train service to London Waterloo.



Description

Victoria House is a three storey building with a Starbucks Coffee House conveniently now located on the ground floor. The building has recently been refurbished to include a new entrance door and decorations to the common areas. The first floor office has been refurbished throughout.

Accommodation

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

First Floor Office:	1,512 sq ft	(140 sq m)
Second Floor Office:	1,402 sq ft	(130 sq m)
Total space available:	2,914 sq ft	(270 sq m)

Rent/ Terms

Available as a whole or on a floor by floor basis on a new lease for a period to be determined. Details through the sole letting 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 and Further Information

Strictly by appointment through the sole letting agents:

Steve Barrett	Peter Richards
Tel: 01252 816061	Tel: 01252 816061
steve@hurstwarne.co.uk	peter@hurstwarne.co.uk

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

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

Our Leatherhead, Fleet, Woking & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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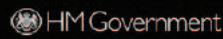
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Energy Performance Certificate

Non-Domestic Building



SECOND FLOOR OFFICE
Victoria House
178-180 Fleet Road
FLEET
GU51 4DA

Certificate Reference Number:
9474-3024-0222-0701-7191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 56 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 137
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 42.54

Benchmarks

Buildings similar to this one could have rating as follows:

30 If newly built

81 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.