

TO LET

FLAGSHIP HOUSE
READING ROAD NORTH
FLEET
HAMPSHIRE
GU51 4WD

AIR CONDITIONED OFFICES
WITH CAR PARKING

4,400 - 10,680 SQ FT
(409 - 992 SQ M)





FLAGSHIP OFFICES TO SUIT YOUR BUSINESS

Description

Flagship House is a four storey office building of approximately 25,000 sq ft.

The reception area has been refurbished to a high standard and offers all tenants equal corporate identity.

New decoration, lighting, furniture and access to the passenger lifts have created a prestigious impression and a quality reception area for clients, visitors and staff.

Flagship House offers excellent corporate accommodation within the town centre and close to the local amenities.

Two suites are available, 4,400 sq ft is available on the first floor and all of the top floor offering 6,280 sq ft. These suites can be let together to provide a total of 10,680 sq ft.

Rent / Terms

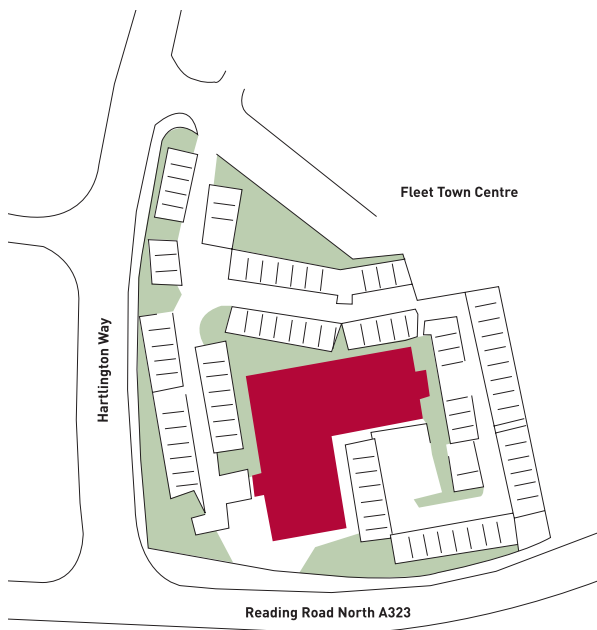
Available to let on new leases to December 2012 on competitive and flexible lease terms.

Full details on application from the sole letting agents.





AN OPEN PLAN ENVIRONMENT



Specification

- Good on site car parking, ratio 1 space per 210 sq ft.
- Ground floor reception – security controlled
- Security entry system on each floor area
- Two eight person passenger lifts
- Full access raised floors
- Air conditioning units in part
- Central heating
- Carpeting, suspended ceilings and recessed lighting
- Male and female toilets on each floor

Accommodation

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

Ground Floor Reception area/lobby

First Floor Office 4,400 sq ft (409 Sq m)

Third Floor Office 6,280 sq ft (583 Sq m)

Total approx. usable office area 10,680 sq ft (922 sq m)



FLAGSHIP HOUSE

Location

Flagship House is prominently located in Fleet town centre fronting the main A323 Reading Road North. Being within the town centre all of Fleet shopping, restaurants, banking and public parking amenities are within easy reach.

In addition the major national retail chains in the Hart Shopping Centre, such as W H Smiths, Boots, Cargo, Next, Burtons, Argos, Waitrose, Woolworths and Dorothy Perkins other outlets in this area include several restaurants and pubs as well has retailers Walker and Hall, Marks & Spencer, and the major banks, Barclays, Lloyds TSB, National Westminster and HSBC.



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.



Viewing

Strictly by appointment through the sole letting agent.
Contact Peter Richards, peter@hurstwarne.co.uk
David Shephard, david@hurstwarne.co.uk



Misrepresentation Act: Hurst Warne for themselves and for vendors or lessors of this property whose agents they are give notice that (1) the particulars set out as a general outline only for the guidance of intended purchasers or lessors, do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Messrs Atkinson Richards has any authority to make or give any representation or warranty whatever in relation to this property

Energy Performance Certificate

Non-Domestic Building



Flagship House
Reading Road North
FLEET
GU51 4WD

Certificate Reference Number:
9588-3091-0207-0800-2721

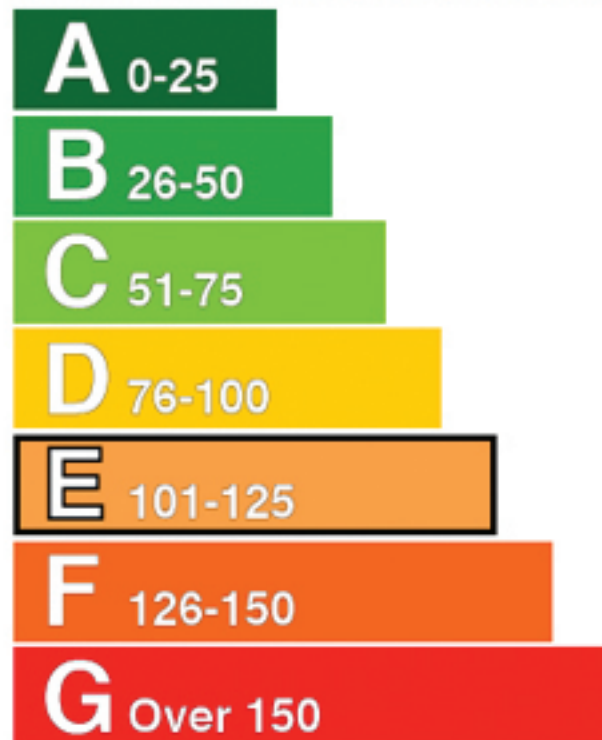
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Net zero CO₂ emissions



◀ 111 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	2680
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	94.79

Benchmarks

Buildings similar to this one could have ratings as follows:

62	If newly built
140	If typical of the existing stock