

EGi

Deals Winner 2009
Most Active Commercial
Property Agent in Surrey

Hurst Warne

Chartered Surveyors and
Commercial Property Consultants

FLEET

Town Centre 1st floor offices with car parking

1,098 sq ft (102 sq m)



1st Floor, Victoria House, 18-22 Albert Street, Fleet, Hants. GU51 3RJ

TO LET

- 6 car parking spaces
- Gas fired central heating radiators
- Carpeting
- Air cooling cassettes
- Alarm
- Kitchen

Regulated by RICS

www.hurstwarne.co.uk



RICS

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

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Location MapTo view a location map go to www.multimap.com and type in postcode GU51 3RJ.**Location**

Victoria House is located on Albert Street just behind the main Fleet Road. Being close to 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, Waitrose and Dorothy Perkins other outlets in this area include several restaurants and pubs as well as retailers Clinton Cards, Millets Camping, Hinds Jewellers, Marks & Spencer Food, and the major banks, Barclays, Lloyds TSB, NatWest 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.

Description

Victoria House, Albert Street is a detached two storey building divided into four office suites.

The 1st Floor suite currently provides 4 separate partitioned offices and a meeting room.

Accommodation

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

First Floor Office: 1,098 sq ft (102 sq m)

Rent/Terms

Available on a sub lease till August 2011 or longer by negotiation by the landlord. 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

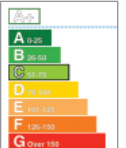
Contact:

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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



7926_HW_FLEET/GU51 3RJ/07.09

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 & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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