

# **FLEET**

## **Town Centre Offices with A2 Use**

**1,293 SQ FT (120 SQ M)**

www.hurstwarne.co.uk



**2 Reading Road South, Fleet, Hampshire, GU52 7QL**

### **To Let**

- 7 Car Parking Spaces.
- Kitchen.
- Prominent position.
- Toilets on both floors.

Regulated by RICS



### Location Map

To view a location map go to [www.multimap.com](http://www.multimap.com) and type in postcode GU52 7QL

### Location

The property is located close to the junction of Reading Road South and Fleet Road. Therefore, the property is within close proximity to the town's excellent shopping, banking, restaurant and leisure amenities. The Hart Shopping Centre is just a short walk away.

The main line railway situation is less than a miles distance providing a regular train service to London Waterloo in 45 minutes. Junction 4a of the M3 motorway is within 3 miles and the M3/M25 interchange 16 miles.

### Description

The property is of brick construction built over two storeys and has been used as offices. There are 7 car parking spaces situated behind the property.

The building is self contained and internally comprises 7 separate rooms providing individual offices from 122 sq ft to 277 sq ft.

Access to the building is through the main entrance fronting Reading Road South or through the rear entrance from the private car park.

### Accommodation

The following approximate floor areas have been calculated on a net internal basis and in accordance with the RICS Code of Measuring Practice

Ground floor offices	725 sq ft (67.3 sq m)
First floor offices	567 sq ft (52.7 sq m)
<b>Combined offices</b>	<b>1,292 sq ft (120 sq m)</b>

### Terms

Available to let on an assignment of the existing lease to February 2010. A longer lease may be available by negotiation with the landlord.

### VAT/Rates

Any intending lessee must satisfy themselves independently by making their own enquiries and contacting the relevant statutory authorities as to the rates payable in the 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	David Shephard:
Tel: 01252 816061	Tel: 01252 816061
<a href="mailto:steve@hurstwarne.co.uk">steve@hurstwarne.co.uk</a>	<a href="mailto:david@hurstwarne.co.uk">david@hurstwarne.co.uk</a>