

# CYGNUS HOUSE

1 WATERFRONT BUSINESS PARK, FLEET, GU51 3QT



**TO LET** OFFICE ACCOMMODATION

5,901sq ft (548.2sq m) with potential for 11,850sq ft (1,100.9sq m)





shared reception area



#### LOCATION

Waterfront Business Park is a well established park set in an attractive landscaped environment adjacent to Fleet Pond nature reserve. The Park is located immediately adjacent to Fleet mainline railway station (travel time to London Waterloo is approximately 45 minutes).

The Park is within walking distance of Fleet town centre amenities and is 2 miles from Junction 4a of the M3 motorway.

Cygnus House occupies the prime position at the entrance to the Park, overlooking Fleet Road.

#### DESCRIPTION

Cygnus House is a self contained three storey office property, constructed in 2003. The second floor of 5,901sq ft (548.2sq m) has been fully reinstated to "as new" condition following the departure of the previous occupants.

An impressive shared reception area is provided at ground floor level.

Additionally the first floor of the property could be made available providing a total of 11,850 sq ft (1,100.9 sq m).

A total of 59 car parking spaces are provided for both floors.

#### AMENITIES

- Four pipe fan air conditioning
- Full access raised floors
- Suspended ceilings with recess lighting
- 13 person passenger lift
- Male & female WC's on each floor
- Showers and cycle racks
- 30 car parking spaces (59 with additional floor)



#### TERMS

The property is available by way of new full repairing and insuring lease for a term to be agreed. Further details are available upon application.



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