

FLEET

Town Centre Office Building

Approx 5,230 sq ft – 16,477 sq ft (486 sq m – 153 sq m)



105 Fleet Road, Fleet, Hampshire GU51 3NZ

To Let (May Sell Freehold)

- Parking for up to 85 cars.
- Open plan office floors.
- Town Centre Location.
- Short walk from Fleet Railway station.

www.hurstwarne.co.uk

Regulated by RICS



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

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Location Map

To view a location map go to www.multimap.com and type in postcode GU51 3NZ.

Location

The building is located in a prominent position within the main commercial area of Fleet town centre. All of the town centre shopping facilities are within walking distance including an M&S food store and Sainsbury's supermarket. Excellent road communications are provided with junction 4a of the M3 being less than 4 miles distance. Fleet mainline railway station is within a 10 minute walk from the building and there are currently half hourly services to London Waterloo in approximately 50 minutes.

Description

The property comprises a 3 storey detached office building. Vehicular access to the large car park at the rear is from Albert Street. The office floors are all of a similar layout providing a good open plan office environment.

Accommodation

The following approximate floor areas are net internal.

Ground floor offices	5,644 sq ft	524.50 sq m
1st floor offices	5,603 sq ft	520.78 sq m
2nd floor offices	5,603 sq ft	520.78 sq m
Total	16,850 sq ft	1,566.06 sq m

Terms

Available to let on a new lease, rent and lease terms by negotiation. The building is available as a whole or on a floor by floor basis. The freehold interest with vacant possession may be available for sale.

Rates/VAT

Any intending lessee must satisfy themselves independently by making their own enquiries and contacting the relevant statutory authority as to the incidence of rates payable and transitional relief (if any) in respect of the property. The local authority is Hart District Council.

Viewing and further information

Strictly by appointment through the sole letting agents:

Peter Richards
peter@hurstwarne.co.uk
 01252 816061

Steve Barrett
steve@hurstwarne.co.uk
 01252 816061



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

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

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