

# FLEET TOWN CENTRE OFFICES WITH STORE AND PRIVATE CAR PARK

Approx 1,377 – 1,800 sq ft (128 -168 sq m) Offices and Store



4a Church Road, Fleet, Hants GU51 3RU

## TO LET or FOR SALE

- Private Car Park with 9 spaces.
- Short walk to town centre & mainline train station.
- Courtyard setting.
- WCs & Fitted Kitchen.

Regulated by RICS

### Location Map

To view a location map go to [www.multimap.com](http://www.multimap.com) and type in postcode GU51 3RU.

### Location

The property is located in a very convenient position in Fleet being only a short walk from the town centre and Fleet mainline railway station which has links to Waterloo (apx 50 mins) is only a 10 minutes walk from the property.

The property is located in a quiet off road position where a private access road leads to the courtyard parking area. There is further on road parking in Church Road, just outside the property.

Fleet town Centre is recognised as a very popular retail and commercial centre due to its excellent road and rail connections. The M3 motorway (Junction 4a) is only 3 miles distant.

Fleet Town Centre's excellent shopping, restaurant, leisure and civic amenities are all within a few minutes walk of the building.

### Description

An attractive town office comprising:

**Building A** a two storey office building, with attractive reception foyer and mainly cellular offices on the ground floor, and open plan offices on the first floor.

**Building B** incorporates storage areas on the ground floor and an open plan office to the first floor.

### Amenities

- Fitted kitchen areas
- Private car parking
- Gas Central Heating
- Open plan and modular office mix

### Accommodation

Building A		
Ground floor	1,080 sq ft	105 sq m
First floor	720 sq ft	63 sq m
<b>Total</b>	<b>1,800 sq ft</b>	<b>168 sq m</b>

Building B		
Ground floor	861 sq ft	80 sq m
First floor	516 sq ft	48 sq m
<b>Total</b>	<b>1,377 sq ft</b>	<b>128 sq m</b>

### Terms

Available Freehold as a whole or as two separate buildings.

### Viewing & further Information

Strictly by appointment through the sole letting agents, contact:

Peter Richards  
[peter@hurstwarne.co.uk](mailto:peter@hurstwarne.co.uk)  
01252 816061

Steve Barrett  
[steve@hurstwarne.co.uk](mailto:steve@hurstwarne.co.uk)  
01252 816061

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](http://www.hurstwarne.co.uk)



7775\_HW\_FLEET/GU51 3RU/05.09

[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

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](http://www.commercialleasecode.co.uk)

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

323 Kingston Road, Leatherhead,  
Surrey KT22 7TU  
T 01372 360190 F 01372 360211  
E [leatherhead@hurstwarne.co.uk](mailto:leatherhead@hurstwarne.co.uk)

161 Fleet Road, Fleet,  
Hampshire GU51 3PD  
T 01252 816061 F 01252 816062  
E [fleet@hurstwarne.co.uk](mailto:fleet@hurstwarne.co.uk)

Abbey House, 25 Clarendon Road,  
Redhill, Surrey RH1 1QZ  
T 01737 852222 F 01737 852101  
E [redhill@hurstwarne.co.uk](mailto:redhill@hurstwarne.co.uk)