



Deals Winner 2011
Most Active Commercial
Property Agent in Surrey

FLEET TOWN CENTRE SECOND FLOOR OFFICES WITH PARKING

335 SQ FT (31.12 SQ M)



Westpoint House, 32-34 Albert Street, Fleet, Hampshire GU51 3RW

TO LET

- Town centre location
- Shared kitchen
- Two car parking spaces
- Alarmed office

Regulated by RICS



TELEPHONE 01252 816061

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

161 Fleet Road, Fleet, Hampshire GU51 3PD

F 01252 816062

E fleet@hurstwarne.co.uk



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Location Map

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

Location

A short walk from Fleet town centre and all of Fleet's shopping, restaurants, banking and public parking amenities are within easy reach including many major national retail chains located in the Hart Shopping Centre.

Fleet is located close to Junction 4a of the M3 motorway being approximately 3 miles distant. The main line railway station is about 1 mile distant providing a regular fast train service to London Waterloo.

Description

Detached three storey self contained office building on Albert Street, close to the town centre and public car parks.

Amenities

- Cat II lighting
- Carpeted
- Gas-central heating
- Alarmed
- Double glazing
- Shared kitchen
- M/F Toilets

Rent & Terms

Available on a new lease for three years.

Viewing and Further Information

Strictly by appointment through the sole letting agents:

Steve Barrett

steve@hurstwarne.co.uk

Tel: 01252 81606

www.hurstwarne.co.uk

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

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Our Leatherhead, Fleet, Woking & 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

161 Fleet Road, Fleet,
Hampshire GU51 3PD
T 01252 816061 F 01252 816062
E fleet@hurstwarne.co.uk

Elizabeth House, Duke Street,
Woking, Surrey GU21 5AS
T 01483 866052 F 01483 866053
E woking@hurstwarne.co.uk

Abbey House, 25 Clarendon Road,
Redhill, Surrey RH1 1QZ
T 01737 852222 F 01737 852101
E redhill@hurstwarne.co.uk

Energy Performance Certificate Non-Domestic Building



Westpoint House
32-34 Albert Street
FLEET
GU51 3RW

Certificate Reference Number:
0280-1018-0381-9390-8020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Not zero CO₂ emissions

88

This is how energy efficient
the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 246
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one
could have ratings as follows:

37 If newly built

76 If typical of the
existing stock