Industrial / Warehouse, Workshops

TO LET

HOLLIS HOCKLEY



Unit D, Little Bramshot Farm, Cove Road, Fleet, GU51 2RT

Large warehouse with office / ancillary and private yard area

Summary

Tenure	To Let
Available Size	9,640 sq ft / 895.59 sq m
Rent	Rent on application
Rates Payable	£26,400 per annum
Rateable Value	£55,000
EPC Rating	D (88)

Key Points

- Quiet rural location close to Junction 4a of M3
- Ground floor offices, plus ancillary above
- Yard at side / rear
- Good level of security with security controlled gates
- Dual loading doors

Unit D, Little Bramshot Farm, Cove Road, Fleet, GU51 2RT

DESCRIPTION

The unit is located on Little Bramshot Farm, which has security gate access and on site caretaker. The site is suitable for all lorry access, but not large articulated, due to turning space.

The main warehouse has dual access loading doors and is suitable for standard storage use. It has approx. 3.00m eaves height and 6.00m ridge height.

The unit includes a ground floor open plan office area, with separate office / meeting room, together with staff / ancillary space above. It includes a large unsurfaced yard to the side / rear.

LOCATION

The property is located along Cove Road, between Fleet and Farnborough, within a short drive of J4a of the M3. Fleet town centre is within approx. 2 miles. Fleet BR station (London Waterloo / Southampton) within approx. 1 mile.

RENT

£62,500 per annum exclusive

TERMS

Available on new lease terms.

BUSINESS RATES

Rateable value: £55,500 pa

Rates payable: £26,400 pa

EPC

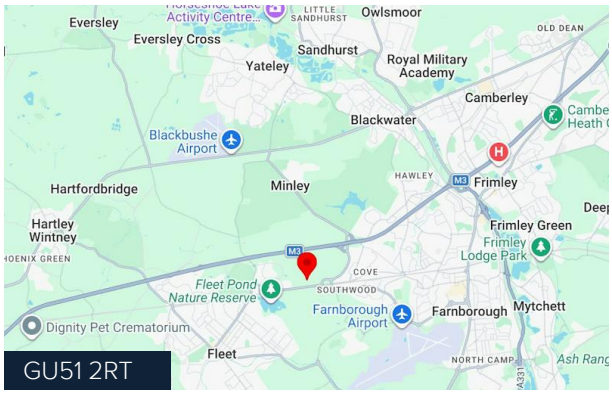
EPC Rating - D88

LEGAL COSTS

Each party to meet its own legal costs incurred in the transaction.







Viewing & Further Information

NEIL HOCKLEY

01252 545848 | 07770 925870

neil.hockley@hollishockley.co.uk

CLAIRE HUCKSON

01252 545 848 | 07736679296

claire.huckson@hollishockley.co.uk

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Generated on 26/11/2026













