Office

TO LET

HOLLIS HOCKLEY



Ground Floor, Unit 2 Blue Prior Business Park, Church Crookham, Fleet, GU52 0RJ

Modern ground floor office suite

Summary

Tenure	To Let
Available Size	1,037 sq ft / 96.34 sq m
Rent	£20,000 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Well fitted, air conditioned ground floor office suite
- Open plan layout, with meeting room
- 4 private car parking spaces plus overflow parking on road
- Private WC (disabled) with additional male / female WC's
- Cable / data trunking
- Kitchenette

Ground Floor, Unit 2 Blue Prior Business Park, Church Crookham, Fleet, GU52 0RJ

DESCRIPTION

A very well presented ground floor air conditioned office suite.

The floor space is presented as open plan, with a good sized meeting room to the rear, small fitted kitchen and private WC.

The suite has carpeting, modern lighting, double glazing and perimeter / data cabling.

The unit includes the use of 4 privately allocated car parking spaces, with overflow parking on the road.

LOCATION

This suite forms part of the Blue Prior Business Park scheme, forming part of the overall Redfields Commercial area in Church Crookham.

The unit enjoys easy access into Fleet, and lies within a short drive of the A287 Farnham / Hook Road, providing easy access to Junction 5 (M3) at Hook.

The extensive Redfields Garden Centre development next door includes a coffee shop / restaurant, there is a Co-op nearby and Kids Unlimited nursery immediately to the rear.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,037	96.34	Available
Total	**1,037**	**96.34**	

RENT

£20,000 per annum

TERMS

Available on new lease terms, to be agreed.

BUSINESS RATES

£16,354 pa for the whole building.

50% split for the ground floor = £8,177 pa.

SERVICE CHARGE

Current invoices for service charge, electricity, water, alarm servicing, AC servicing, fire alarm servicing, fire extinguisher servicing, waste collection etc was £9,500 pa for whole building.

50% split for ground floor = £4,750.

EPC

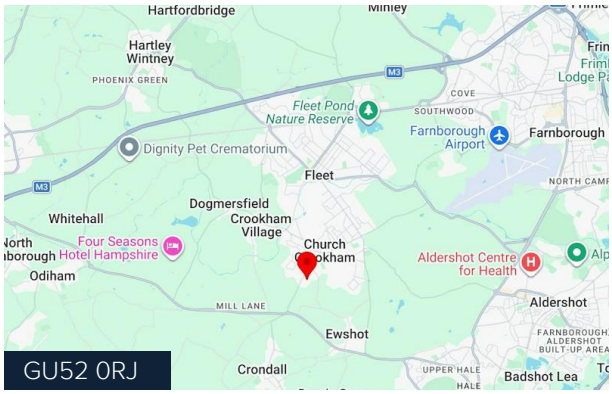
Currently being reassessed, previous EPC was C/58.

LEGAL COSTS

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







Viewing & Further Information

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