

LEISURE USE



## Bridge House, 27-31 Reading Road South, Fleet, GU52 7QP

First floor suite suitable for office or leisure use

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,500 to 3,200 sq ft / 139.35 to 297.29 sq m
<b>Rent</b>	£20 per sq ft
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Suitable for office, yoga, pilates use
- Very prominent location
- Flexible floor space
- Good on site parking
- New lease terms available

# Bridge House, 27-31 Reading Road South, Fleet, GU52 7QP

## DESCRIPTION

Bridge House has a wide frontage to Reading Road South, enjoying significant presence on this busy road, in central Fleet. The first floor suite is suitable for office use or a variety of leisure uses like pilates or yoga.

The building has both front and rear access with car parking at the rear. The first floor extends to approx 3,200 sq ft but flexible floorspace to meet occupational needs.

## LOCATION

The property is prominently located in Reading Road South close to Fleet town centre, the junction of the A323 Reading Road North and Fleet Road, and within a short walk of the various shopping and bar/restaurant facilities in the town.

## ACCOMMODATION

The accommodation comprises the following areas:

Description	Building Type	sq ft	sq m	Availability
First Floor	Leisure	3,200	297.29	Available
<b>Total</b>		<b>3,200</b>	<b>297.29</b>	

## TERMS

Available on new lease terms.

## RENT

£20.00 per sq ft exclusive.

## RATES

To be reassessed, more details on application.

## EPC

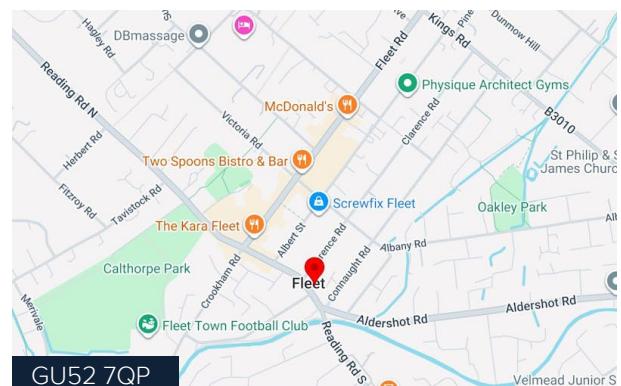
Upon application.

## AVAILABILITY

Available immediately, upon completion of legal formalities.

## LEGAL FEES

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



GU52 7QP

## Viewing & Further Information

### CLAIRE HUCKSON

01252 545 848 | 07736679296

claire.huckson@hollishockley.co.uk

### NEIL HOCKLEY

01252 545848 | 07770 925870

neil.hockley@hollishockley.co.uk

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