

Industrial / Warehouse, Workshops TO LET

**HOLLIS
HOCKLEY**



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

Affordable warehouse with office / ancillary and private yard area - may suit car storage or similar

Summary

Tenure	To Let
Available Size	9,640 sq ft / 895.59 sq m
Rent	£62,500 per annum
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
- Good level of security with security controlled gates
- Ground floor offices, plus ancillary above
- Dual loading doors
- Yard at side / rear

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DESCRIPTION

The unit is located on Little Bramshot Farm, which has security gate access and on site caretaker. The site is suitable for lorry access, but is not suitable for articulated lorry movements.

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.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	9,640	895.59	Available

RENT

£62,500 per annum exclusive.

TERMS

Available on new lease terms.

BUSINESS RATES

Rateable value: £55,500 pa

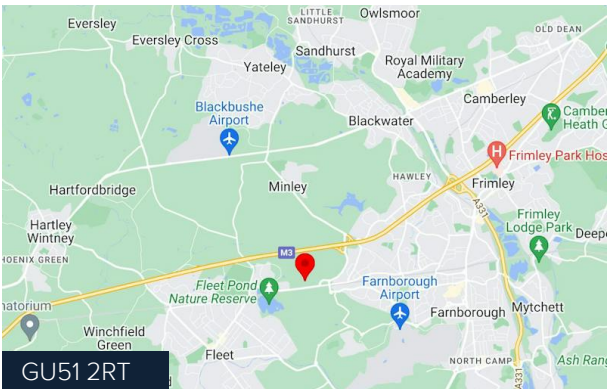
Rates payable: £26,400 pa

EPC

EPC Rating - D88

LEGAL COSTS

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



Viewing & Further Information

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