



Unit 3 Fleet Business Park, Sandy Lane, Church Crookham, Fleet, GU52 8BF

Modern office suite on established business park

Summary

Tenure	To Let
Available Size	750 sq ft / 69.68 sq m
Rent	£12,500 per annum
Business Rates	Upon application
EPC Rating	B (31)

Key Points

- Established business park location
- Male & Female WCs
- Private parking
- Presented in good order throughout
- Air cooling / heating system

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DESCRIPTION

A well-presented first floor office suite, in open-plan format and with extremely good natural glazing / lighting, occupying a convenient position near the entrance to the business park.

Fleet Business Park benefits from a convenient location in Church Crookham, with easy access to both Fleet town centre, and to Farnham, with access via the A287 to Junction 4a of the M3 at Hook.

The suite has the benefit of new carpeting, LED lighting, recently installed air-conditioning, and a private kitchenette. It has the use of both male and female WC facilities and a burglar alarm. It also includes an additional small storage area.

The suite has the benefit of 2 private car parking spaces, with on road parking in addition.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m
1st	750	69.68
Total	750	69.68

TERMS

Available on flexible lease terms.

RENT

£12,500 per annum.

BUSINESS RATES

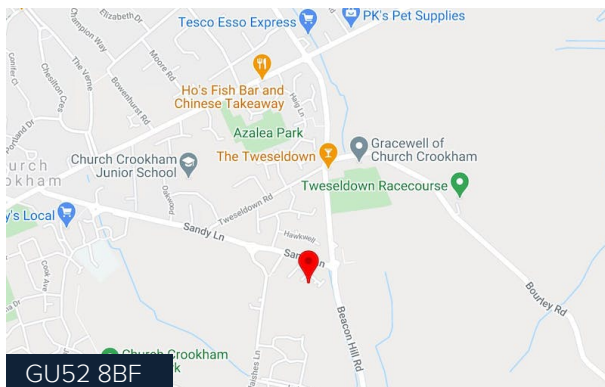
Upon application, although it is anticipated that the suite has the potential for 100% Small Unit Business Rate Relief, where applicable.

EPC

EPC Rating - B/31.

LEGAL COSTS

Each party to be responsible for their own legal costs arising out of the transaction.



Viewing & Further Information

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