

TO LET

GROUND FLOOR TOWN CENTRE OFFICES/RETAIL TO LET



Fleet - Office / Retail

1,340 sq ft (124.49 sq m) NIA

161 Fleet Road, Fleet, GU51 3PD

For viewing and further information contact:



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Key Benefits

- Town centre location
- Comfort cooling
- Passenger lift
- Raised access floors
- Excellent parking
- Can be used as retail

Est.1978



Description

161 Fleet Road comprises a three storey modern office building with a large private car park at the rear which is access via Albert Street.

The ground floor office space was recently vacated by Vickery and Co estate agents and consists of two meeting room/executives offices and a kitchen. The space also benefits from raised flooring and air conditioning and it's own private access via the High Street.

Location

The property is situated in a prominent position within the main commercial area of Fleet town centre. The building fronts Fleet Road and has vehicular access to the rear car park from Albert Street.

Fleet town centre is recognised as a very popular retail and commercial centre due to its excellent road and rail connections. The M3 motorway (Junction 4a) is only 3 miles away and the mainline railway station (London/Waterloo service) is only a 10 minute walk from the property.

Fleet town centre's excellent shopping, restaurant, leisure and civic amenities are all within a few minutes walk of the building.

Accommodation

The ground floor area is as follows:

Name	Size	sq ft	Availability
Ground - floor office	1,340 sq ft	1,340	Available
Total		1,340	

Specification

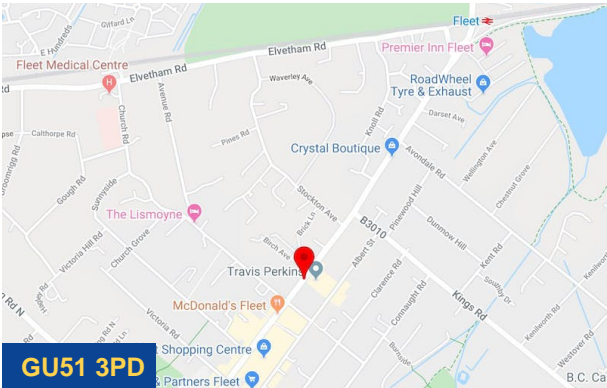
- The office can be used as a retail unit
- Large rear car park
- Partitioned meeting room/executive offices
- Kitchen
- Independent access to unit
- Comfort cooling units

Viewings

Strictly by appointment through the sole letting agents Hurst Warne 01252 816061.

Terms


Available on a new lease for a term to be determined.



Summary

Available Size	1,340 sq ft
Rent	£16.50 per sq ft per annum exclusive
Rates Payable	£6.87 per sq ft
Service Charge	£7.10 per sq ft
EPC Rating	C (57)

Viewing & Further Information



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