

TOWN CENTRE OFFICES WITH GENEROUS PRIVATE PARKING TO LET



SIZE COMBINATIONS BETWEEN 975-3,196 ft²

121-123 FLEET ROAD, FLEET GU51 3PD

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- ▶ **Rent Discounted to £10.00 ft² For the First 12 Months**
- ▶ **ACCOMMODATION TO BE FULLY REFURBISHED**
- ▶ **Excellent Parking Ratio of One Space per 178 ft²**
- ▶ **Door Entry System**
- ▶ **Passenger Lift**
- ▶ **Town Centre Location**
- ▶ **Building To Let As a Whole or On a Floor by Floor Basis**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Fleet is located on the edge of the Blackwater Valley, and has excellent access to Junction 4a of the M3 Motorway, as well as good main road routes through to the surrounding towns of Farnham, Aldershot and Farnborough. The property is within a 10 minute walk of Fleet's Main Line train station, which serves Waterloo (approximately 42 minutes).

115-117 is also within easy walking distance of the town centre which has enjoyed a good deal of development in recent years including the Hart Shopping Centre with retailers such as WH Smith, Marks & Spencers, Sainsburys, Boots, Argos and Waitrose, as well as many of the big named banks and copious restaurants and eatery pubs.

DESCRIPTION

The premises we believe were constructed in the mid 1980's, and comprise purpose built office accommodation which will shortly be refurbished to a good specification.

The toilets are set in the common areas and are shared between the 3 floors if let separately.

To the rear there is a private car park accessed via Albert Street offering 18 parking spaces for the whole building.

ACCOMMODATION

The floor area measured on a net useable basis in accordance with the RICS Code of Measuring Practice is as follows:

Ground Floor	99.50 m²	1,071 ft²	6 Parking Spaces
First Floor	90.53 m²	975 ft²	6 Parking Spaces
Second Floor	106.87 m²	1,150 ft²	6 Parking Spaces
TOTAL	296.90 m²	3,196 ft²	18 Parking Spaces

AMENITIES

- Purpose built accommodation
- Suspended ceilings with inset Category II Lighting
- Gas fired heating
- Male & female toilet facilities
- Private Car Park offering an excellent Parking Ratio
- Door entry system
- Passenger lift

TERMS The premises are available on new lease terms with length of lease period by negotiation.

Any lease granted will be excluded from the renewal provisions contained within the 1954 Landlord & Tenant Act.

RENT An annual rent of £15.00 ft² exclusive of all other outgoings. Subject to a minimum unbroken lease period of 3 years our clients will grant the first 12 month's rent at the rate of £10.00 ft².

BUSINESS RATES

The rateable values of the building will have to be split if let on a floor by floor basis, however we suggest interested parties work on the basis of approximately £5.40 ft² payable.

SERVICE CHARGE To be confirmed depending on whether the building is split or not.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

OCCUPATION By agreement, but will be around March-April 2012.

VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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commercial property consultants

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

◀ **107** This is how energy efficient the building is.