

TOWN CENTRE OFFICES

TO LET – FIRST FLOOR

From approx 500 sq ft (46.46 sq m) – 2,785 sq ft (258.73 sq m)

BRIDGE HOUSE, 27-31 READING ROAD SOUTH FLEET, HANTS, GU52 7QP



- ▶ Prominent frontage to Reading Road South
- ▶ On-site car parking
- ▶ Gas fired radiator central heating
- ▶ Sealed double glazed fenestration
- ▶ Modern lighting
- ▶ Carpeting
- ▶ Window blinds
- ▶ Air-conditioned boardroom
- ▶ Suspended ceilings



commercial property consultants

Little Dockray
2 St Georges Yard
Farnham
Surrey
GU9 7LW

T: 01252 710744
F: 01252 712748

www.clareandcompany.co.uk
sales@clareandcompany.co.uk

Farnborough Office
T: 01252 415900

Advice and Expertise on the following: -

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Valuations for Loans and
Taxation Purposes

Property Management

Investments

Land



Regulated by RICS

BRIDGE HOUSE, 27-31 READING ROAD SOUTH, FLEET, HANTS, GU52 7QP

LOCATION

The property is located on the eastern side of Reading Road South, close to its junction with Reading Road North and Fleet Road, on the main route from Fleet to Farnham and Guildford via the A287. The Hart Shopping Centre is within easy walking distance of the property. Fleet is strategically located with direct access to the M3 motorway at junction 4A. The motorway and A30 trunk road provide access to Basingstoke, Camberley and Central London. In addition, Fleet has a mainline railway station with a frequent rail service to Waterloo. Both Heathrow and Gatwick airports can be reached in under one hour.

DESCRIPTION

The property comprises a two-storey office building, constructed of traditional building materials. The accommodation available is approached from the car park at the rear. Gym facilities are available on site.

ACCOMMODATION

First floor offices from approximately 500 sq ft (46.45 sq m) to 2,785 sq ft (258.73 sq m).

LEASE

New leases are available for a term by arrangement.

RENT

£6.50 per sq ft per annum exclusive for the first 18 months; thereafter £13 per sq ft per annum exclusive, dependent upon the length of the lease.

BUSINESS RATES

Rateable Value first floor - £45,147 per annum.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for its own legal costs.

VIEWING

Strictly by appointment with the Joint Sole Agents:-

Clare & Co – Graeme Ricketts – 01252 710744 / gr@clareandcompany.co.uk

London Clancy – Keith Harpley - 01276 682055 / keithharpley@londonclancy.co.uk

REF NO

O/0051/16/11/11

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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.