

FIRST FLOOR OFFICES – TOWN CENTRE

TO LET

From approx 500 sq ft (46.45 sq m)
to 2,380 sq ft (221 sq m)

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

Rents from £6.50 per sq ft



- ▶ 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

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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 2,380 sq ft (221 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 (Standard UBR 2012/13 – 45.8p in the £).

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/0051/18/6/12

Energy Performance Certificate

Non-Domestic Building



27-31 Reading Road South
FLEET
GU52 7QP

Certificate Reference Number:
0960-5901-0392-6200-8030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A

B

C

D

E

F

G

Over 150
Less energy efficient

86

This is how energy efficient the building is

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 700
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 53.37

Benchmarks

Buildings similar to this one could have rating as follows:
28 If newly built
75 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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.

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