

FRONT FIRST FLOOR OFFICE SUITE WITH GOOD NATURAL LIGHT



TO LET

254 ft² (23.56 m²)

11 KINGS ROAD, FLEET, HAMPSHIRE, GU51 3AA

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

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Archive Picture

- ▶ **Prominent Office Building**
- ▶ **Kitchen and Toilet Facilities**
- ▶ **Allocated Parking Space in Large Private Car Park**
- ▶ **Cat 5 Cabling**
- ▶ **Gas Heating**

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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

The premises are situated on the busy junction of Kings Road and Albert Street a short walk from Fleet's extensive shopping centre which includes Marks and Spencers Food Hall, Waitrose and Sainsburys.

Fleet's Main Line station to London Waterloo is an approximate 10 minute walk, or alternatively the car parking at the station has been extended. (London Waterloo approximately 40 minutes).

AMENITIES

- 1 Allocated Parking Space in Large Private Car Park
- Carpeting Throughout
- Fluorescent Lighting
- Shared Kitchen on the Ground Floor
- Shared Toilet facilities

DESCRIPTION

A Victorian two storey brick built property under a pitched slate roof. The property offers pleasant first floor offices in a really convenient location. Externally there is a small timber decked area and a side access leading to the private car park containing one reserved parking space.

OFFICE SUITES AVAILABLE

Suite C (Front Office Suite) 254 ft² £530 pcm plus VAT 1 Parking Space

Please note that the rents payable monthly in advance by standing order. The landlord to hold a £1000.00 rent deposit. The rents include the cost of water, gas, electric, buildings insurance and business rates.

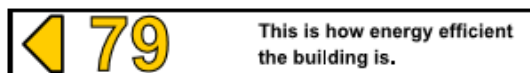
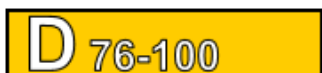
TERMS

A new 2 year occupational licence available.

OCCUPATION DATE

Further information on application.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage
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REF
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