

# A PROMINENT DETACHED VICTORIAN BUILDING WITH EXCELLENT PARKING IDEAL FOR OFFICES AND A VARIETY OF PUBLIC FACING USES



## TO LET

1,153 ft<sup>2</sup> (107.1 m<sup>2</sup>)

## BROOKLANDS HOUSE, READING ROAD NORTH FLEET, HAMPSHIRE, GU51 4AB

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- ▶ **A Detached Prominent Office/Clinic Type Building**
- ▶ **Kitchen and Toilet Facilities**
- ▶ **10/12 Parking Spaces within the Rear Private Car Park**
- ▶ **Ideal for a Variety of Commercial Uses**
- ▶ **Air Conditioning Units**

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## LOCATION

The premises are situated in a convenient location within Fleet Town, being only a short walk from Fleet's extensive shopping centre which includes Marks and Spencers Food Hall, The Hart Shopping Centre which includes a Waitrose supermarket, Sainsburys and many other places to shop and eat.

Fleet's Main Line station to London Waterloo is a short drive away, where the car parking at the station has been extended, the timing from Fleet to London Waterloo is approximately 40 minutes.

## AMENITIES

- 10/12 parking spaces within the rear private car park
- Air Conditioning
- Gas Heating
- A mix of carpeting and laminate Flooring within the building
- Will suit a variety of uses (subject to planning if required)
- Separate Kitchen and toilet facilities

## DESCRIPTION

A Victorian bay fronted two storey brick built property under pitched slate roofs. The property offers pleasant air-conditioned offices (or alternative uses) within a convenient Town Centre location.

A private rear car park providing parking for around 10/12 vehicles.



ACCOMMODATION	Approximate floor areas	
Ground Floor	587 ft <sup>2</sup>	54.5 m <sup>2</sup>
First Floor	566 ft <sup>2</sup>	52.6 m <sup>2</sup>
<b>Total</b>	<b>1,153 ft<sup>2</sup></b>	<b>107.1 m<sup>2</sup></b>



Archive Picture

## USE

The previous use of the premises to the first floor was for an acupuncture clinic, and on the ground floor the current use is for offices.

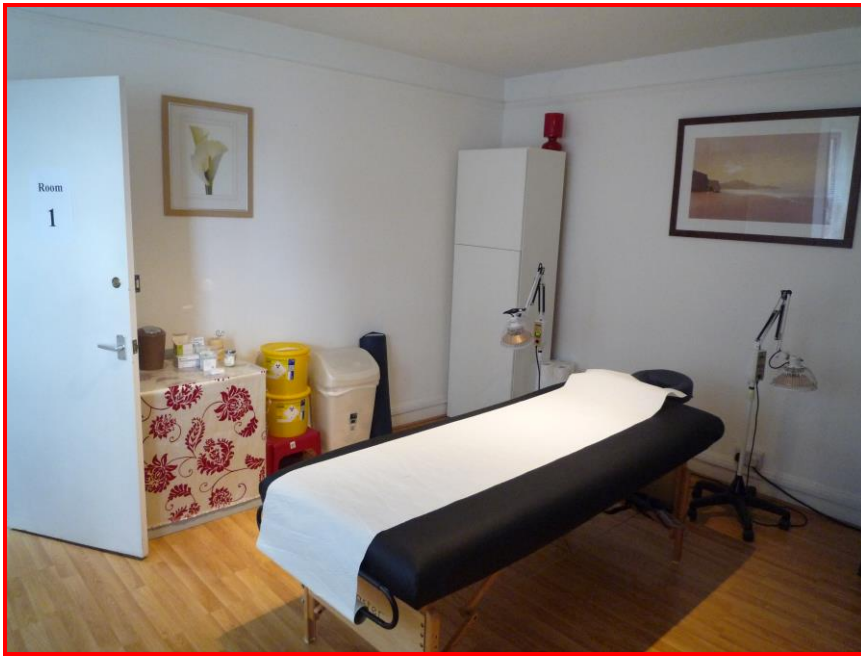
**Important:** In a recent change at government level means that a new category has been created under the use classes order (Class E) that means that retail, offices, financial services, clinic uses etc do not require a change of use. Further information on application.

## LEASE TERMS

A new lease is available for the whole building, with length of term by agreement.

## RENT

A rent of £26,000 pax.

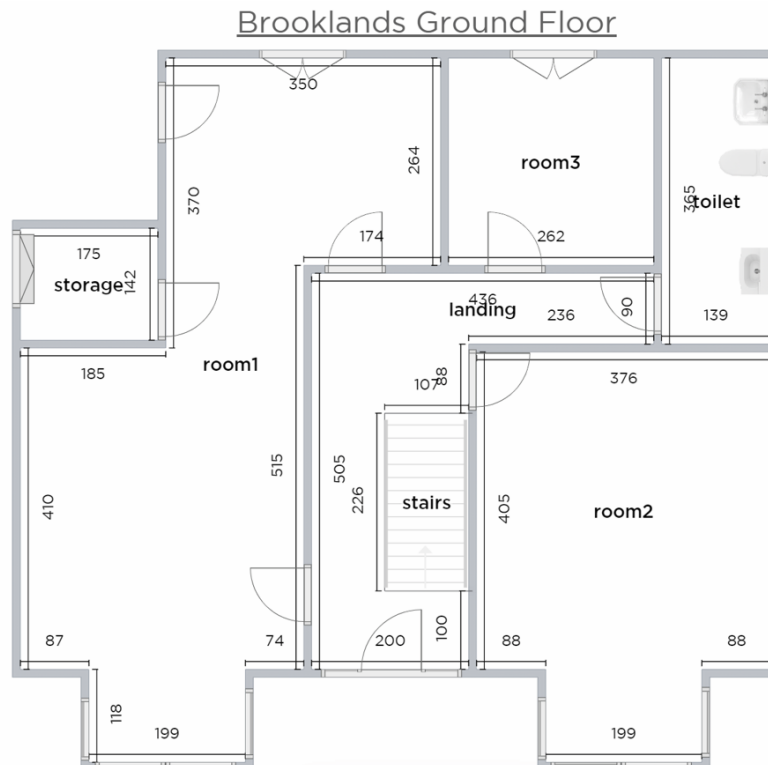


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## BUSINESS RATES

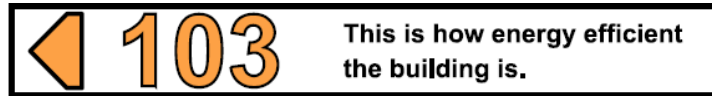
The rateable value is currently assessed as two different floors, with the assessments currently showing a figure of £6,800 per floor. Further information reference the business rates on application, including an explanation on the small business rates relief.

## FLOORPLANS (NOT TO SCALE)





## ENERGY PERFORMANCE CERTIFICATE



## VIEWING

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

David Savage  
**Clare & Company**  
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 Farnborough  
 GU14 6BU

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**REF**  
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