



## 51 Clarence Road, Fleet, GU51 3RY

Flexible workshop / office space in convenient town centre location

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	435 to 1,275 sq ft / 40.41 to 118.45 sq m
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Well presented, ground and / or first floor air-conditioned workshop / offices
- Entrance foyer / WC / kitchenette
- Flexible lease terms
- On site parking

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## DESCRIPTION

The building is presented in good order throughout, including Male and Female WCs and kitchenette.

The first floor office area provides one large open plan working area, with separate front office, presented in good order, and with the benefit of air-conditioning.

The ground floor provides a useful entrance reception / foyer with access to the ground floor workshop areas, part of which is currently fitted out as offices, and partly as workshop. The workshop area has a separate loading door entrance off the rear yard.

There is parking immediately to the front of the building, with a small access road leading down to the rear workshop, currently utilised as additional parking.

## LOCATION

The subject property is located in a convenient town centre position, within a short walk of shopping facilities, and within a 15 minute walk of Fleet BR Station.

## TERMS

Available on flexible new lease terms.

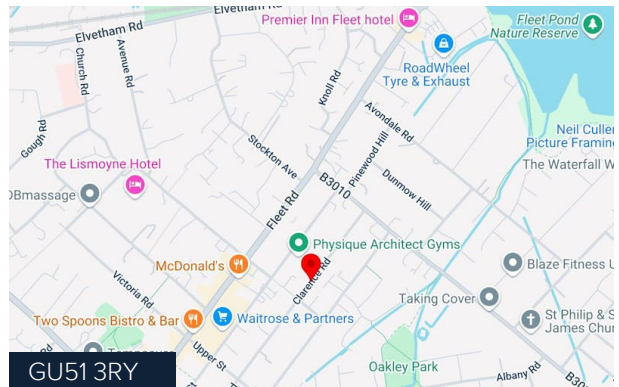
Flexible rental options - prices on application depending on how much space taken.

## LEGAL COSTS

Each party to pay their own costs associated with the transaction.

## TIMING

Early occupation can be provided subject to formalities.



## Viewing & Further Information

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