

ADMIRAL HOUSE

HARLINGTON WAY | FLEET

GU51 4BB



TOWN CENTRE OFFICES WITH EXCELLENT CAR PARKING

TO LET - 1,969 SQ FT (182.93 SQ M)



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hurstwarne.co.uk

KEY BENEFITS



- Town centre location
- 10 parking spaces
- New Daikin comfort cooling units
- Two glazed partitioned meeting rooms/executive offices
- Fully fitted kitchen
- Raised floors
- Planned entrance and reception refurbishment

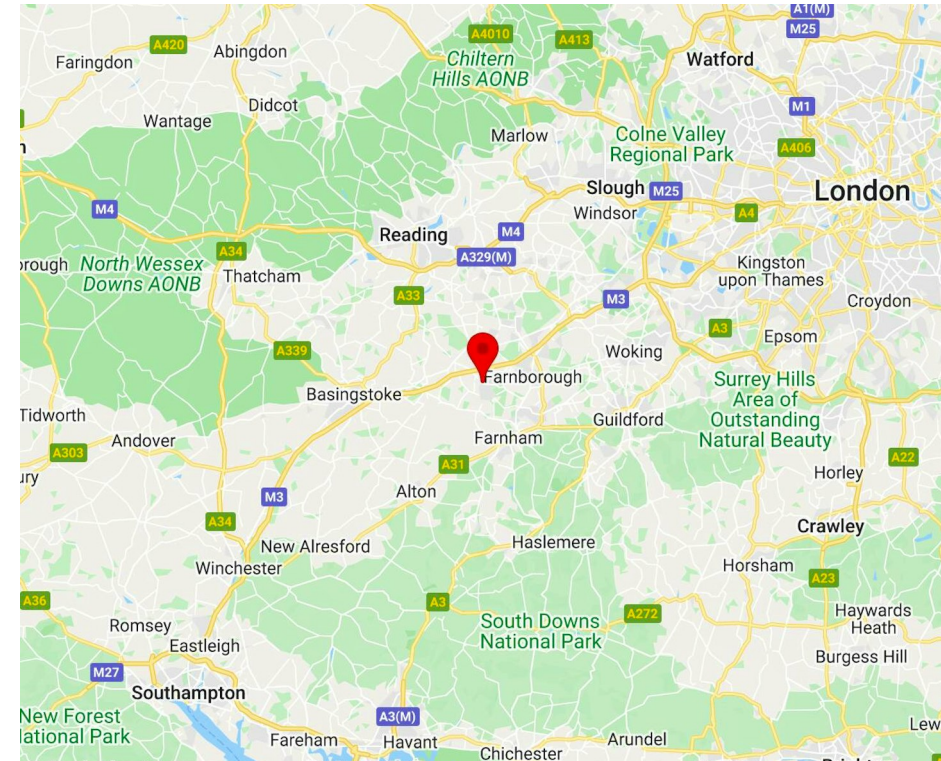
LOCATION



Fleet benefits from excellent road communications with direct access onto junction 4a of the M3, which links the town with London, as well as the wider motorway network. London Heathrow is only 24 miles away.

Fleet mainline train station provides regular services into London Waterloo with the quickest service taking just 40 minutes. There are also regular services to the South Coast.

Admiral House is prominently located on the corner of Reading Road North and Harlington Way with the M3 only a few minutes' drive from the building. The local amenities of the high street are also within walking distance.



DESCRIPTION



The available 2nd floor space office includes two high quality glazed office areas which could be used as meeting rooms or as executive offices. There is also a fitted kitchen with dishwasher and a comms room which can be removed by the landlord to provide additional open plan space.

A refurbishment is planned for the entrance, canopy, entrance and reception area.

SPECIFICATION

- Town centre location
- 10 parking spaces (1:196 sq ft)
- New Daikin comfort cooling units
- Raised floors
- Fully fitted kitchen/breakout area
- High quality glazed partitioning



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SUMMARY

- Rent: £19 per sq ft
- Available Size: 1,969 sq ft
- Rates Payable: £8.17 per sq ft
- Service Charge: £9.67 per sq ft Inclusive of vat
- EPC: C (58)

TERMS

The office space is available on new lease terms direct from the landlord.

VIEWINGS & INFORMATION



Steve Barrett

T 01252 816061

M 07894 899728

E steve.barrett@hurstwarne.co.uk

Tirion Llewelyn



T 01483 388800

M 07516 690873

E tirion.llewelyn@hurstwarne.co.uk

ACCOMMODATION

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
2nd	Floor	1,969	182.93
TOTAL		1,969	182.93

Floor areas are approximate NIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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