Leisure, Office

TO LET

HOLLIS HOCKLEY

First Floor, Bridge House, 27-31 Reading Road South, Fleet, GU52 7QP

First floor suite suitable for office or leisure use

Summary

Tenure	To Let
Available Size	3,200 sq ft / 297.29 sq m
Rent	£20 per sq ft
EPC Rating	Upon enquiry

Key Points

- Suitable for office, yoga, pilates use
- Good on site parking
- New lease terms available
- Very prominent location
- Flexible floor space

First Floor, Bridge House, 27-31 Reading Road South, Fleet, GU52 7QP

DESCRIPTION

Bridge House has a wide frontage to Reading Road South, enjoying significant presence on this busy road, in central Fleet. The first floor suite is suitable for office use or a variety of leisure uses like pilates or yoga, accessed via rear staircase.

The building has car parking at the rear. The first floor is in need of modernisation and has flexible floorspace to meet occupational needs.

LOCATION

The property is prominently located in Reading Road South close to Fleet town centre, the junction of the A323 Reading Road North and Fleet Road, and within a short walk of the various shopping and bar/restaurant facilities in the town.

ACCOMMODATION

The accommodation comprises the following areas:

Description	Building Type	sq ft	sq m	Availability
First Floor	Leisure	3,200	297.29	Available
Total		**3,200**	**297.29**	

TERMS

Available on new lease terms.

RENT

£20.00 per sq ft exclusive.

RATES

To be reassessed, more details on application.

EPC

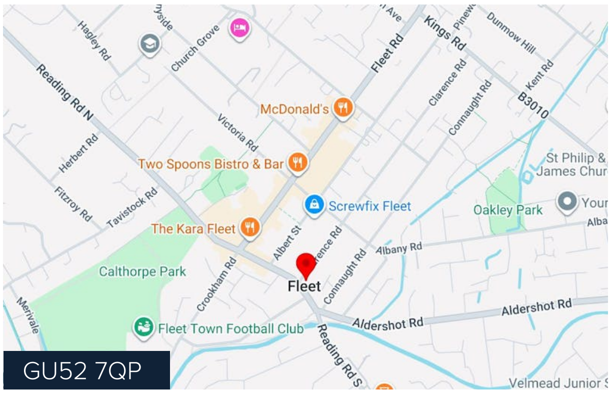
Upon application.

AVAILABILITY

Available immediately, upon completion of legal formalities.

LEGAL FEES

Each party to meet its own legal fees incurred in the transaction.



Viewing & Further Information

CLAIRE HUCKSON

01252 545 848 | 07736679296

claire.huckson@hollishockley.co.uk

NEIL HOCKLEY

01252 545848 | 07770 925870

neil.hockley@hollishockley.co.uk