

FLEET

Titan House, GU52 0RD



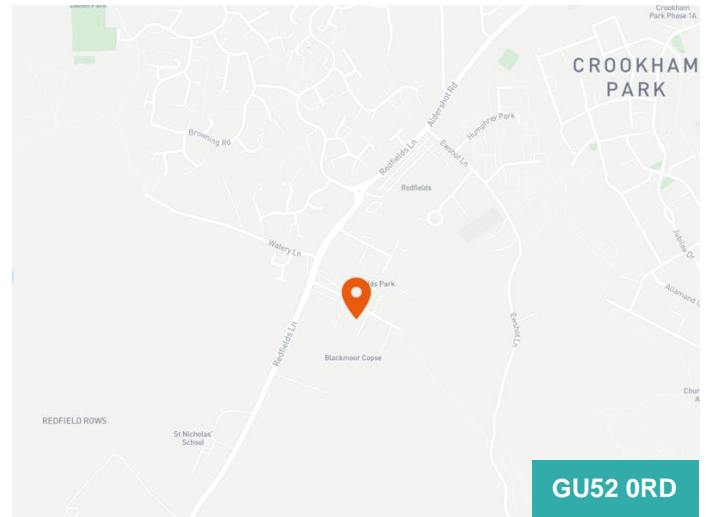
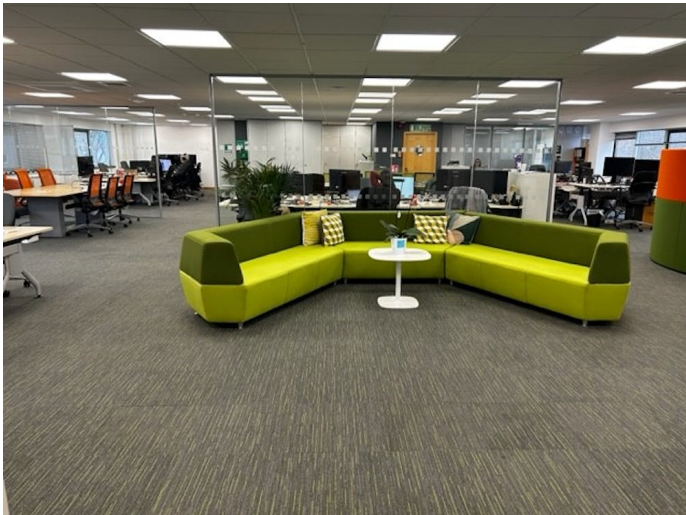
HI TECH / LAB / OFFICE / WAREHOUSE TO LET / FOR SALE

9,386 SQ FT

- Ample Car Parking for up to 36 cars
- Air conditioning
- LED lighting
- Access Control Entry System to all areas
- Optical Fibre with Ultra Fast Broadband
- Oil Fired Central Heating
- Kitchen / Break out areas
- Male, Female & Disabled WC's
- Shower facilities
- Loading door
- 3 Phase Power

A Self-Contained Two Storey Business Unit with Great Parking To Let / For Sale

vailwilliams.com



Summary

| | |
|-----------------------|--|
| Available Size | 9,386 sq ft |
| Rent | Rent on Application |
| Rates Payable | £4.72 per sq ft Based on 2023 Revaluation |
| Rateable Value | £86,500 |
| Service Charge | N/A |
| Car Parking | Ample On Site Car Parking for up to 36 cars |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | Estate service charge details available on request |
| EPC Rating | D (79) |

Description

The property comprises a detached two storey business unit with ground floor entrance/reception area. The first floor office provides a fully fitted kitchen area, WC and shower facilities. The ground floor comprises workshop/lab area and benefits from a roller shutter door, additional kitchenette area and 3 phase power. The unit has the capability of providing parking for up to 36 cars.

Location

Titan House is situated on Redfields Industrial Estate which is on the eastern side of Redfields Lane, to

the north of the Junction with the A287. Church Crookham sits approximately 1.5 miles south of Fleet and circa 4 miles west of Farnborough. Other Blackwater Valley towns Farnham/Basingstoke/Camberley/Farnborough & Aldershot are all easily accessed as are Gatwick and Heathrow Airports. A fast and frequent train service to London Waterloo with a journey time of approximately 50 minutes is available from Fleet- whilst Farnham mainline railway station is also within easy access.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 4,693 | 435.99 | Available |
| 1st | 4,693 | 435.99 | Available |
| Total | 9,386 | 871.98 | |

Viewings

Please contact Vail Williams directly to arrange inspections of the property.



Maria Hoadley
01483 446800
07584 649059
mhoadley@vailwilliams.com



Charlie Perkins
0148 344 6800
07545 803419
cperkins@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 25/07/2023

