

**FLEET**

Titan House, GU52 0RD



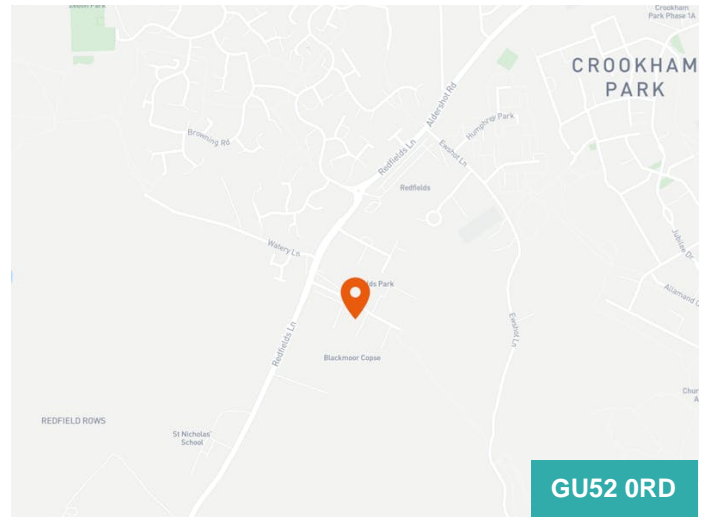
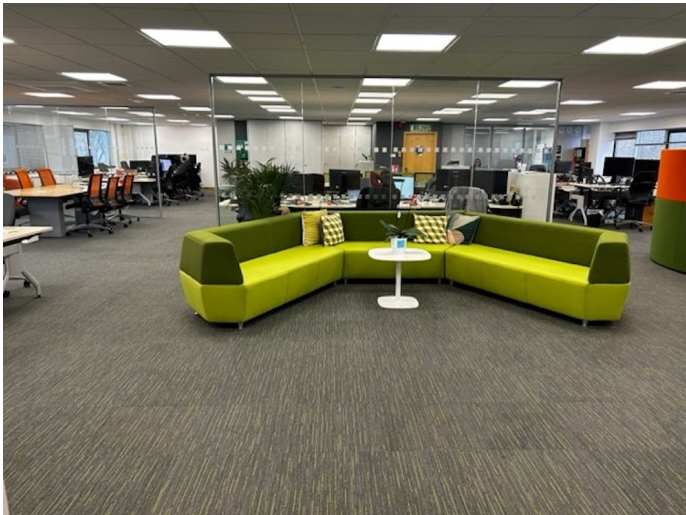
## HI TECH / LAB / OFFICE / WAREHOUSE TO LET / FOR SALE

**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**

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## Summary

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

## 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	Let
1st	4,693	435.99	Let
<b>Total</b>	<b>9,386</b>	<b>871.98</b>	

## Viewings

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



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