

FLEET

Titan House, GU52 0RD



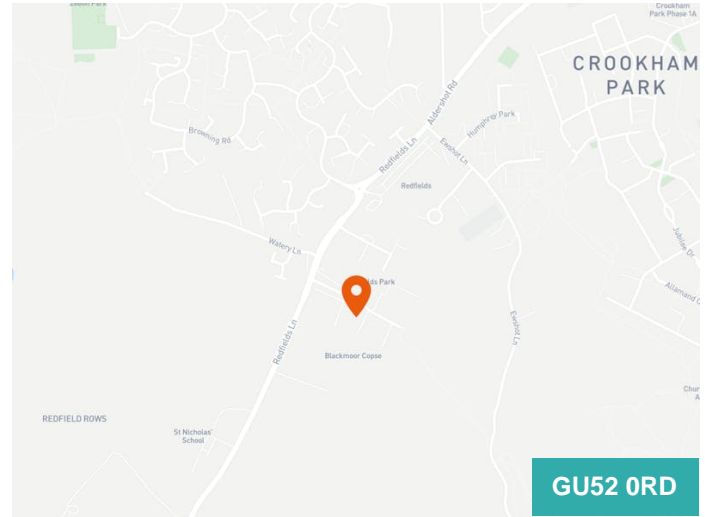
HI TECH / LAB / OFFICE / WAREHOUSE TO LET / FOR SALE

9,386 SQ FT

- Ample Car Parking for up to 36 cars
- Total site coverage of 0.4 acres
- 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

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	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
Total	9,386	871.98	

Viewings

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



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