

FREEHOLD OR TO LET



Millfield House

9-11 FLEET ROAD, WATERFRONT BUSINESS PARK, FLEET, HAMPSHIRE GU51 3QF

- REFURBISHED
- AVAILABLE NOW
- 14 ON SITE CAR SPACES
- LANDSCAPED SITE
- ADDITIONAL PARKING SUBJECT TO PLANNING
- NEXT TO FLEET TRAIN STATION
- CLOSE TO FLEET TOWN CENTRE



FLEET: REFURBISHED OFFICE BUILDING 3,400 sq ft (323 sq m)

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DESCRIPTION

Millfield House is a high profile office building fronting Fleet Road offering about 3,400 sq.ft (323 sq.m) of open plan offices over two floors. The building has been comprehensively refurbished internally to include new lighting, central heating, suspended ceilings, carpeting, together with new toilets and tea point facilities. Externally the site is well landscaped and there is parking for 14 with scope for additional parking within the landscaping (subject to planning).

LOCATION

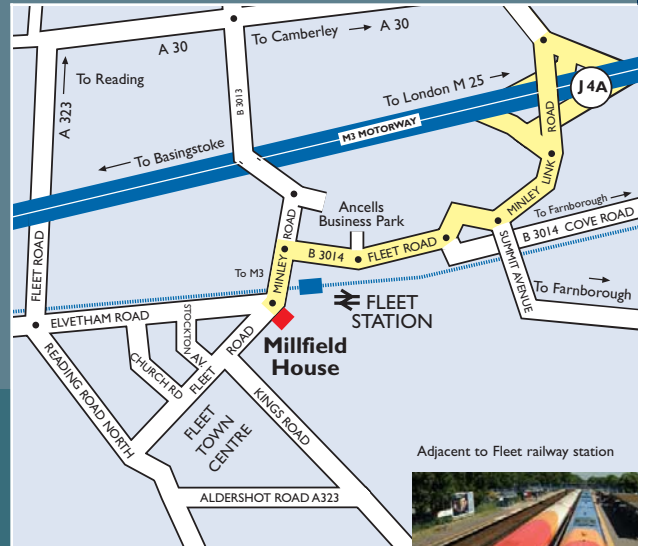
Millfield House is situated in a prominent location on the eastern gateway to Fleet town centre at the front of Waterfront Business Park, which is adjacent to Fleet railway station. Fleet train station provides regular services to London (Waterloo) - Journey time approximately 50 minutes. Fleet town centre, where there are plenty of choices of shopping (M&S Simply Food, Sainsbury's, Hart shopping Centre and Waitrose), restaurant, cafe and pub/leisure facilities is about a 10 minute walk from the property. Vehicular access to the building is via Station Approach and the M3 motorway (junction 4a) which links direct to the M25 is only about 2 miles away.

TERMS / VIEWING

Available Freehold with vacant possession or To Let on flexible lease Terms. Price and Terms available from the sole joint agents;

Peter Richards
peter@hurstwarne.co.uk
01252 816061

Keith Harpley
keithharpley@londonclancy.co.uk
01276 682055



Adjacent to Fleet railway station



VAT / RATES

Any intending purchaser/lessee must satisfy themselves independently by making their own enquires and contacting the relevant statutory authorities as to the incidence of VAT, rates payable and transitional relief (if any) in respect of the property.

The local authority is Hart District Council.T. 01252 622122.

Misrepresentation Act

Hurst Warne and London Clancy for themselves and for vendors or lessors of this property whose agents they are give notice that (1) the particulars set out as a general outline only for the guidance of intended purchasers or lessors, do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Messrs Hurst Warne and London Clancy has any authority to make or give any representation or warranty whatever in relation to this property