

PRELIMINARY DETAILS



121 Albert Street

Fleet, GU51 3SR

Managed office space in central Fleet. For sale with the benefit of the existing tenancies.

2,794 sq ft
(259.57 sq m)

- Shared facilities
- Town centre location
- Flexible terms
- 8 Parking spaces
- Let outside the '54 Act
- Scope for development stc

121 Albert Street, Fleet, GU51 3SR

Summary

Available Size	2,794 sq ft
Price	£450,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	D (81)

Description

121 Albert Street is an attractive period property set in a prominent location just off Fleet High Street. Currently arranged as a number of private office suites with access to communal kitchen and W.C. facilities.

The building is let on excluded leases to 8 tenants across a variety of industries and each lease contains annual break clauses. This should allow vacant possession of the whole building to be obtained by 1st December 2025 if required. Full tenancy schedule available on request. The rents paid include all occupational costs apart from Business Rates which are the responsibility of the individual tenants.

Externally there are 8 car parking spaces to the front and a small yard area to the rear.

Location

Albert Street runs parallel to Fleet's main shopping street and 121 is located just behind the Hart Centre making it very convenient for all of the facilities that Fleet offers.

Fleet enjoys excellent road connections via Jct 4A of the M3 and the mainline railway station offers journey times of around 55 minutes to London Waterloo.

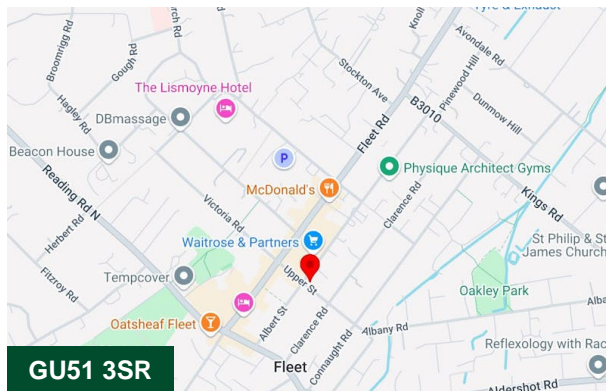
Viewings

Strictly by appointment with the agent

Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

Terms

The freehold of the property is offered for sale with the benefit of the existing tenancies.



Viewing & Further Information



Matthew Seary

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