

Particulars

Commercial Property Surveyors

db real estate

dbre.co.uk

01276 538300

4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

**GOOD QUALITY,
TOWN CENTRE OFFICES**

TO LET OR FOR SALE

**From 2,000 sq.ft. To 8,670 sq.ft.
(186 sq.m. To 805 sq.m.)**



**LISMOYNE HOUSE, 11 CHURCH ROAD,
FLEET, HAMPSHIRE. GU51 3RT**

- Prominent And Central Location
- Air Conditioning
- 27 Private Parking Spaces
- Flexible Lease Terms
- Ground Floor Entrance/Reception
- 6 person Passenger Lift

Location

Fleet is a busy commercial centre with a population of approximately 27,000 forming part of the Blackwater Valley area and is located approx. 2.5 miles from junction 4A of the M3 motorway. There is a main line railway station with a direct and regular service to London (Waterloo) with a journey time of approximately 40 minutes.

Lismoyne House is located on the corner of Church Road and Albert Street within 100 yards of Fleet Road and is in Fleet town centre, close to all the usual amenities, shopping facilities, banks, restaurants, bars, etc. and within 10 minutes walking distance of the mainline railway station.

Description

Lismoyne House is a detached, prominent, office building on ground, first and second floors, which was refurbished 7 years ago and has been well maintained. Elevations are brickwork to the ground and first floors with the second floor contained within a mansard roof. The offices are fitted out to a good standard and incorporate air conditioning, carpeting, central heating, a suspended ceiling, cat II lighting, double glazing, a raised floor and 3 compartment skirting trunking. Male and female W.C.'s are on both the first and second floors, the disabled W.C. is on the first floor and there is a shower on the second floor. There is also a 6 person passenger lift from the ground floor entrance/reception. Externally, a total of 27 private car parking spaces are provided in a private car park accessed, from Church Road.

Areas	Ground Floor Entrance/Reception	275 sq ft	(25.5 sq m)
	First Floor Offices	4,210 sq ft	(391.1 sq m)
	Second Floor Offices	4,185 sq ft	(388.8 sq m)
	Total approximate floor area	8,670 sq ft	(785.4 sq m)

The above areas have been taken from information on file and have been calculated on a net internal basis. The office space can/will be divided to provide suites from 2,000 sq ft upwards.

Lease

The offices are available on flexible lease terms direct from the landlords and short term or long term leases can be granted, with or without break clauses. The landlords will levy a service charge, which will enable them to recover a fair proportion of the costs of maintaining and repairing the shared/common parts of the property. Further details regarding the service charge are available from the sole agents. Any short term lease granted will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954

Rent

The offices are available at a rent of only £12.50 per sq ft per annum exclusive.

Freehold

Lismoyne House is available to buy freehold and offers are invited in the region of £1.4M, subject to contract.

Possession and Viewing

The office's are available immediately and possession can be granted very quickly subject to completion of legal formalities. Viewings can be arranged by contacting the agents:



nigel.dickason@dbre.co.uk

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.