



UNIT 21/22 WATERFRONT BUSINESS PARK

TO LET

INDUSTRIAL / TRADE COUNTER
7,993 SQ FT (742.57 SQ M)

Fleet • GU51 3QT

TO BE REFURBISHED



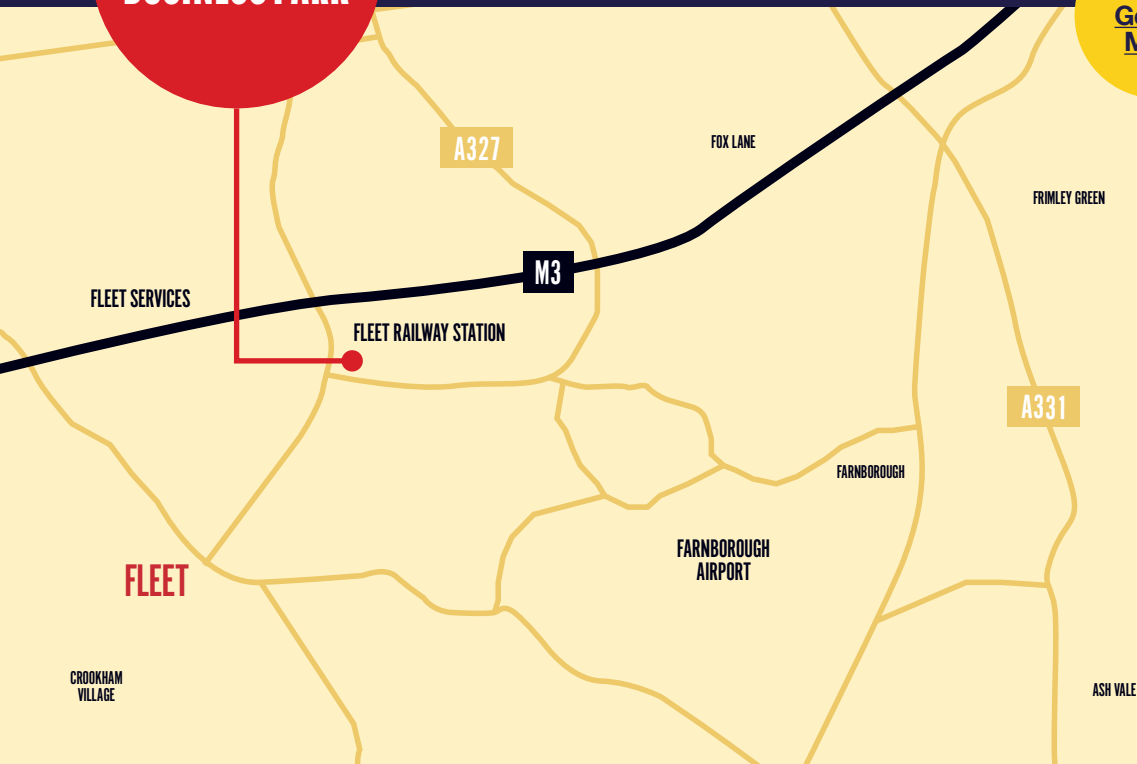
INDICATIVE IMAGE

LOCATION

Waterfront Business Park is Fleet's premier commercial location, situated just off the A3013 Fleet Road. The site is adjacent to Fleet main line train station, with the quickest service to London Waterloo taking 40 minutes. The business park is approximately 1.5 miles from junction 4A of the M3. Fleet town centre is a short walk away, with access to local amenities which include Sainsbury's and Waitrose.

**WATERFRONT
BUSINESS PARK**

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SPECIFICATION

-  2 loading doors
-  Offices
-  Generous parking (includes customer parking)
-  Minimum internal eaves 4.03m
-  Modern kitchen / breakout areas
-  To be refurbished



DESCRIPTION

Unit 21 / 22 Waterfront Business Park comprises a modern single-storey trade counter / warehouse unit with two loading doors. The property benefits from well-presented offices, a modern fitted kitchen and dedicated breakout area. Externally the property provides generous parking to the front with dedicated customer and staff parking and loading access. There is an area at the rear of the premises for additional parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Warehouse	6,708	623.19
Ground Office	1,012	94.02
Ground Welfare	273	25.36
Total	7,993	742.57

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BUSINESS RATES

On application.

RENT

On application.

EPC

On application.

VIEWINGS

For further information or to arrange a viewing, please contact:



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