Apex
REAL ESTATE

TO LET

126-129 Fleet Road

Fleet, Hampshire GU51 4BE

Double-fronted Class E unit, formerly M&S Food, in the centre of Fleet Road

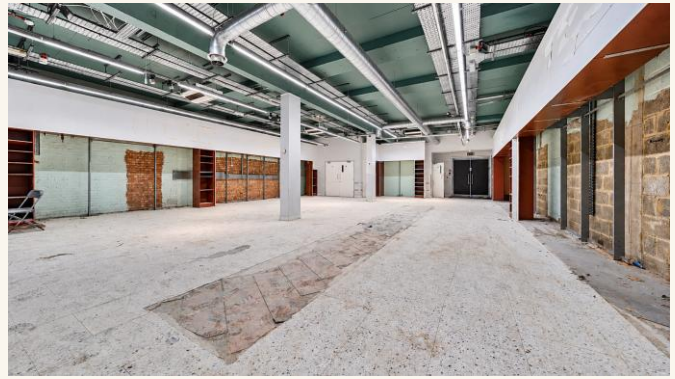


ASKING RENT

£85,000 per annum

Exclusive of business rates and VAT. No service charge

4,188 sq ft	389 sq m over two floors
Class E	Flexible commercial uses
313 spaces	Car park to the rear



PROPERTY DETAILS

A flexible Class E unit on Fleet Road

DESCRIPTION

An open plan retail floor with a double frontage to Fleet Road and a second entrance from the car park at the rear, which can also serve as a customer entrance. A goods lift links the ground floor to the first floor.

ACCOMMODATION

Ground floor: open plan sales area and a store. First floor: freezer/chiller, office and staff accommodation, a large storage area and WCs. The layout can be rearranged to suit an occupier, subject to consents.

LOCATION

Central on Fleet Road, opposite the Hart Shopping Centre. Neighbouring occupiers include Sainsbury's, Costa Coffee and McDonald's. Fleet station and Junction 4a of the M3 are a short drive away.

TERMS

Available on a new full repairing and insuring (FRI) lease, terms to be agreed. The former M&S Food unit suits a wide range of Class E uses.

ASKING RENT

£85,000 per annum

SIZE

4,188 sq ft (389 sq m)

USE CLASS

Class E

LEASE

New FRI lease, terms to be agreed

RATEABLE VALUE

£51,500 (from 1 April 2026)

EPC

C (65)

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KEY FEATURES

Built for trading and servicing

Double frontage

Two shopfronts on Fleet Road

Rear loading bay

Goods entrance at the rear

Open plan sales floor

Previously an M&S Food store

Goods lift

Serves both floors

Car park access

Entrance from the rear car park

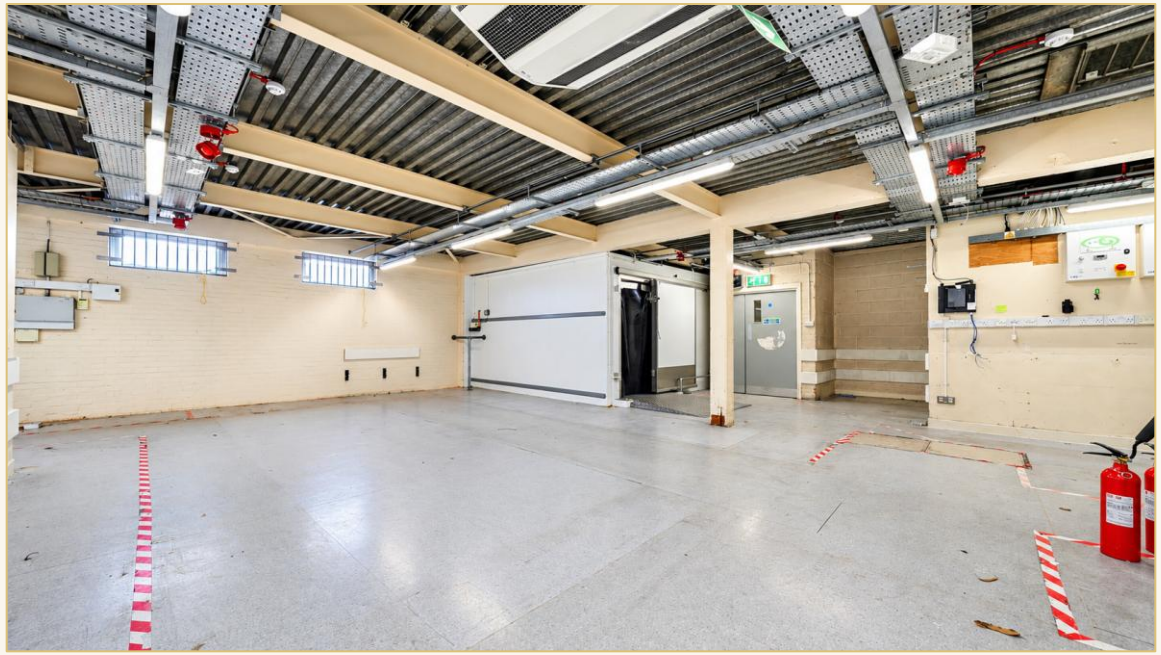
Staff parking

Separate car park with allocated parking for this unit

ACCOMMODATION

Storage and servicing on the first floor

FIRST FLOOR STORE



Large storage area with a walk-in freezer/chiller

GOODS LIFT



Goods lift between the sales floor and first floor



LOCATION & TRANSPORT

In the centre of Fleet's high street

0.8 miles
to Fleet station

3 miles
to M3 Junction 4a

40–50 min
by rail to London Waterloo

RAIL

Fleet station is about 0.8 miles north, with regular trains to London Waterloo in 40 to 50 minutes.

BY CAR

Junction 4a of the M3 is about 3 miles away, with routes to London and Southampton.

PARKING

Church Road car park, with 313 spaces, sits directly behind the unit and has its own entrance into the store.

NEIGHBOURS

Sainsbury's, Costa Coffee and McDonald's nearby, with the Hart Shopping Centre directly opposite.

Distances and journey times are approximate.

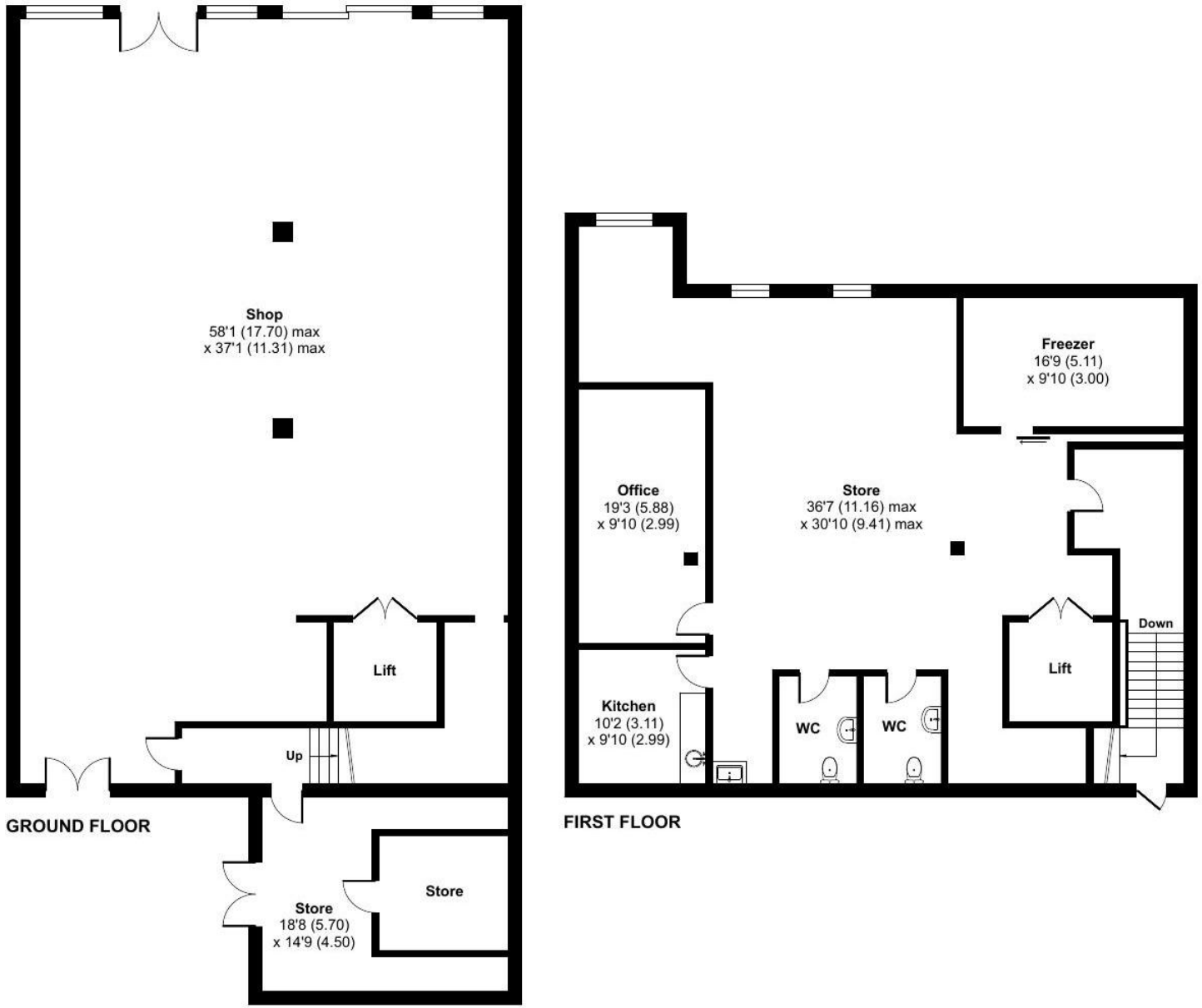
FLOOR PLAN

4,188 sq ft over two floors

Floor	sq ft	sq m
Ground floor	2,450	227.6
First floor	1,738	161.4
Total	**4,188**	**389**

For identification purposes only. Not to scale.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2). Produced for Apex Real Estate.



SCHEDULE & TERMS

Available on a new FRI lease

Size	4,188 sq ft (389 sq m) over ground and first floors
Use class	Class E (commercial, business and service)
Rent	£85,000 per annum, exclusive of business rates and VAT
Lease	New full repairing and insuring (FRI) lease, terms to be agreed
Service charge	None
Rateable value	£51,500 (from 1 April 2026). Interested parties are recommended to contact Hart District Council
EPC	C (65)
VAT	Applicable to the rent

VIEWING

Strictly by appointment with Apex Real Estate.

Davleen Grover

Sales & Commercial Director

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ARRANGE A VIEWING

Speak to us about 126-129 Fleet Road

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