



Linea House, Harvest Crescent, Fleet GU51 2UZ

TO LET

Quality refurbished offices

2,476 - 5,662 Sq Ft
(230 - 526 Sq M)

DESCRIPTION

The accommodation comprises refurbished suites on the ground and 1st floor, available on a new effectively FRI lease direct from the Landlord for a term to be agreed.

- ✓ Air conditioning
- ✓ Raised floors, suspended ceiling with LG7 lighting
- ✓ Excellent parking ratio of 1:190 sq ft
- ✓ Feature double height reception
- ✓ Fleet mainline station within walking distance
- ✓ EPC - C (63)

LOCATION

LINEA is prominently located overlooking the M3 motorway, situated in the heart of the Ancells Business Park, an established business location in one of the major commercial centres in North Hampshire.

LINEA benefits from excellent communications, being just minutes from M3 / J4a that provides onward links via the M25.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part 1st floor	2,476	230
Part Ground Floor	3,186	296
Total	5,662	526

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

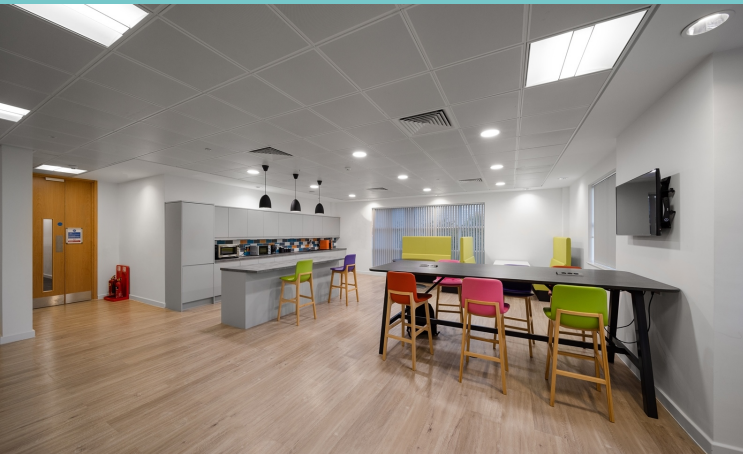
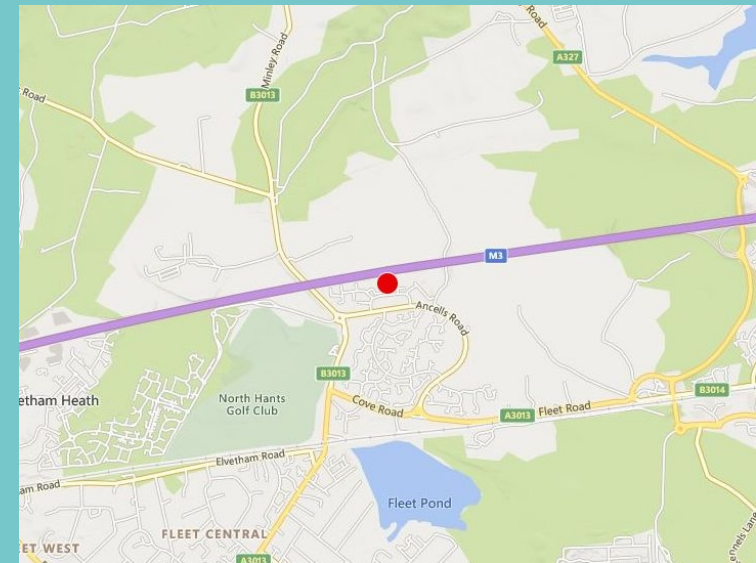
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new effectively FRI lease for a term to be agreed.

EPC EPC - C. A copy of the certificate is available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Tim Shaw
01483 446711
tgshaw@lsh.co.uk

Will Farrer
07729 074367
wffarrer@lsh.co.uk