

# Fleet 27

Ancells Business Park, Fleet, GU51 2QQ

# F27



Office Space  
**TO LET**

Modern office space partly fitted out  
**9,164 sq ft (851.36 sq m) NIA**



# Fleet27

Ancells Business Park, Fleet, GU51 2QQ

Competitively priced modern office space.  
9,164 sq ft (851.36 sq m) NIA



FLEET TOWN CENTRE

Fleet Pond

Premier Inn

Heron on the Lake Pub

Fleet Train Station

Tesco Express

North Hants Golf Club

Ancells Business Park

Fleet27  
GU51 2QQ

M3





## Description

Fleet 27 is situated in Ancells Business Park and comprises a modern 3 storey detached office building with an impressive double height reception area.

The available second floor comprises mostly open plan space with some existing high quality glazed partitioning in the form of a large board room and some private/executive offices.

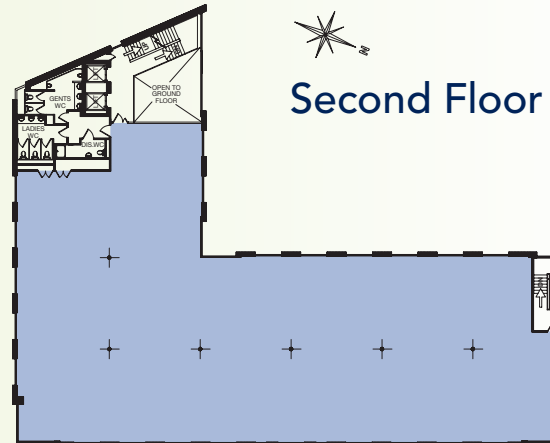
The top floor space benefits from full height glazing with outstanding views of the business park and surrounding woodland.

Car parking is provided around the building at ground floor level and on a deck.



## Specification

- Newly refurbished four pipe fan coil air conditioning
- LED lighting
- Floor plate with some existing high quality fit out
- Impressive double height reception
- Two 10 person passenger lifts
- 150mm full access raised floors
- Shower facilities
- Excellent natural light to office areas with full height windows.



## Accommodation

The following net internal area is as follows:

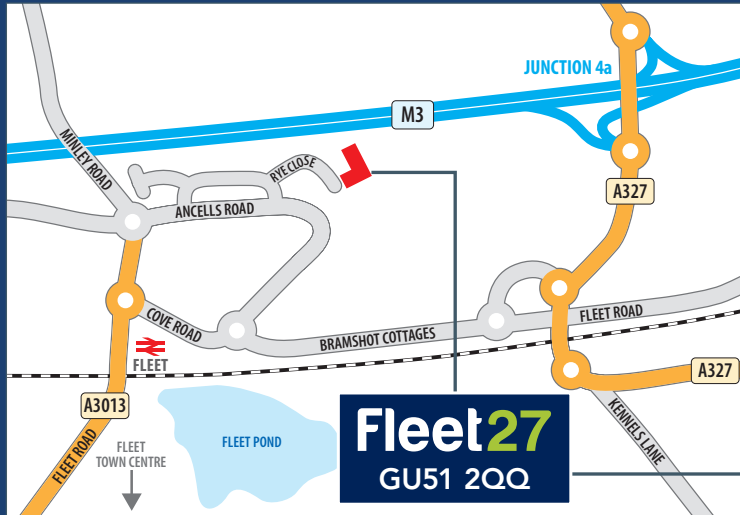
	Sq m	Sq ft
SECOND FLOOR OFFICES	851.36	9,164
TOTAL	851.36	9,164



## Location

Fleet 27 is located on Ancells Business Park which is less than 1 mile from junction 4a of the M3. Other Fleet occupiers include; Boeing, Barclaycard, CV Library, NTT Group and L3 Technologies.

Fleet mainline train station, with the quickest service to London Waterloo taking 40 minutes, is a short drive or a 15 minute walk away.



## Distances

	Junction 4A M3	> 2.3 miles
	Junction 10 M25	> 16 miles
	Junction 10 M4	> 12.6 miles
	Fleet Mainline Station	> 1 mile
	Farnborough	> 4 miles
	London	> 38 miles
	Southampton	> 44 miles
	London Waterloo	> 42 minutes
	Farnborough	> 5 minutes
	Basingstoke	> 12 minutes
	Southampton	> 53 minutes
	Heathrow Airport	> 23 miles
	Gatwick Airport	> 47 miles

*All distances are approximate. Fastest train services shown.*

## Viewings

Strictly by appointment through the sole letting agent Hurst Warne 01252 816061

## Terms

The accommodation is available by way of a new lease for a term to be agreed.

## Viewing & Further Information



**Steve Barrett**  
01252 816061 | 07894 899728  
steve.barrett@hurstwarne.co.uk

**Simon Fitch**  
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