

To Let

**Grade A Office Space
On M3 Corridor**

3,186 Sq Ft

2,476 Sq Ft (Now Let)

LINEA HOUSE
HARVEST CRESCENT
FLEET GU51 2UZ



ESTABLISHED BUSINESS PARK LOCATION

Linea House is a self-contained multi-let office building with a welcoming double height reception with Grade A office accommodation arranged in an “L” shape over three floors.

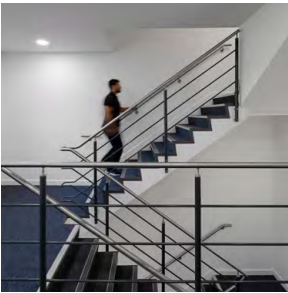
The landlord has just undertaken a common area refurbishment including WCs, installation of a shower room and LED lighting throughout.

Linea House is located in the heart of Ancells Business Park which is Fleet’s principal office location with excellent connectivity to central London via road and rail.

Fleet mainline station with direct services to London Waterloo is within a 10 minute walk together with other local amenities such as The Greenhouse Cafe and Tesco Express.



**Short
Drive To**
Junction 4a
of the M3



**2,476 Sq Ft
First Floor**
Fitted Grade A
Office Space
NOW LET



**Natural
light**



**Excellent
parking ratio**



EV charging



Refurbished WCs



Tenant shower



LED lighting

**3,186 Sq Ft
Ground Floor**
Open Plan Grade A
Office Space

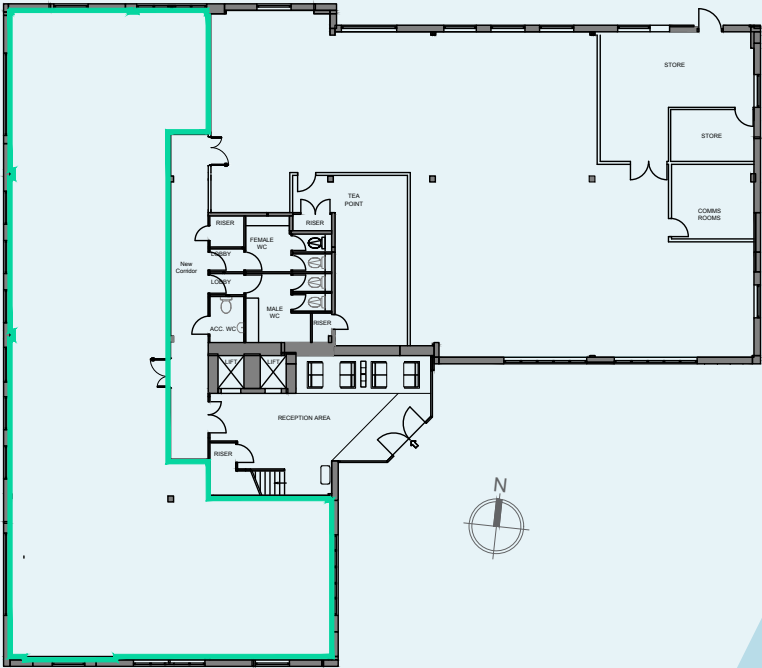


SPACE TO SUIT YOUR NEEDS

TO LET

Part Ground Floor 3,186 Sq Ft

Open plan in layout and ready for tenant fit out.



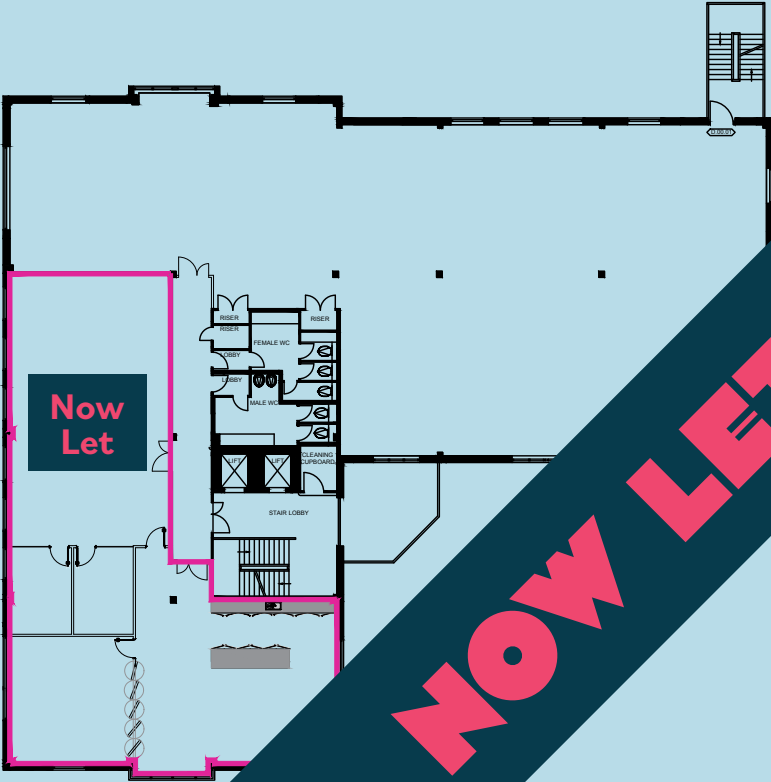
20

Allocated parking spaces

NOW LET

Part First Floor 2,476 Sq Ft

Fitted space, currently configured to provide a board room, large kitchen/breakout area and two executive offices.



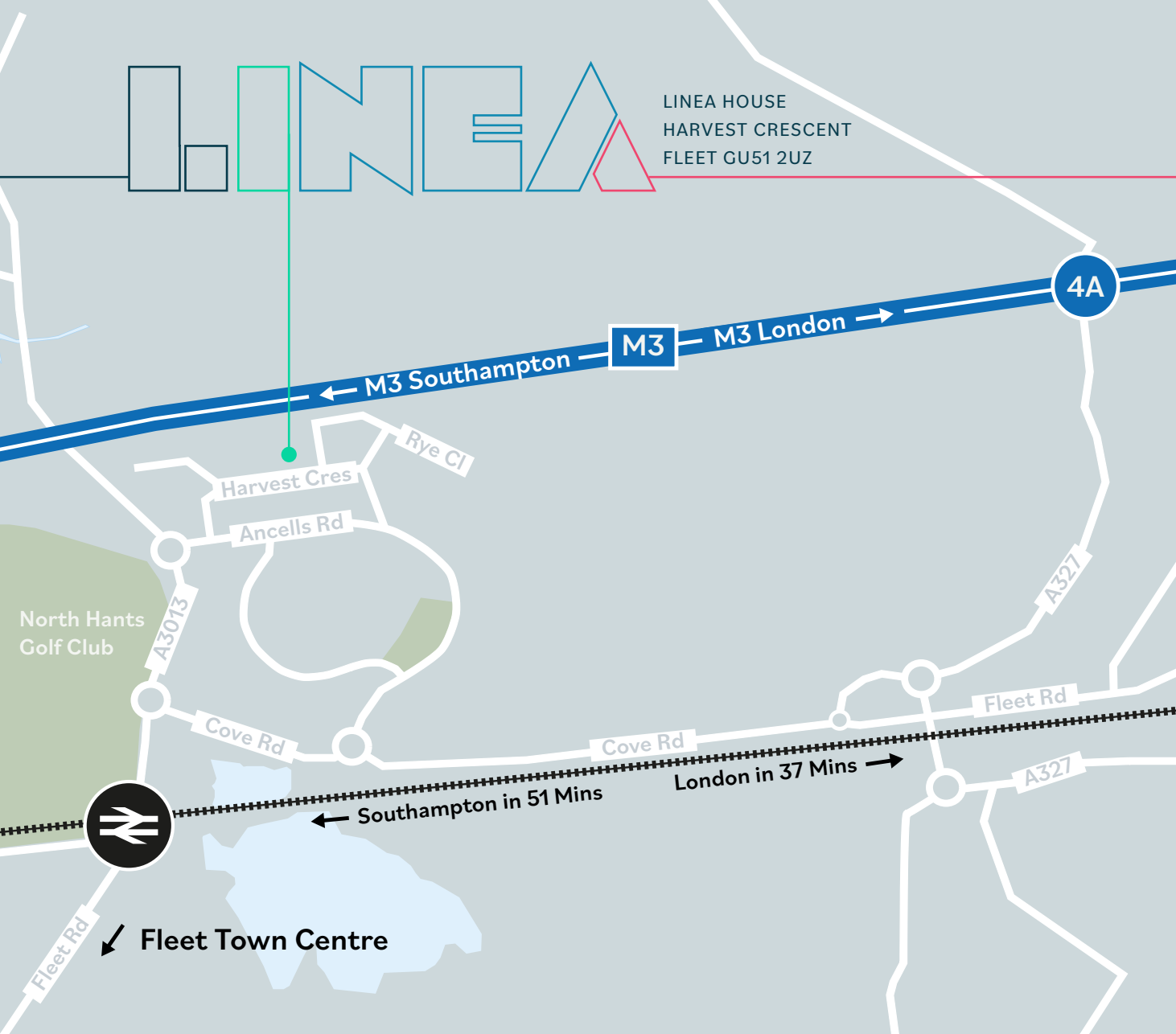
14

Allocated parking spaces

NOW LET



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TERMS

New flexible leases are direct from the landlord.

EPC

To be reassessed following refurbishment works.

FURTHER INFORMATION



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Kingsbridge Estates

IMPORTANT NOTICE These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. JUNE 2023.

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