



Fleet 27

Ancells Business Park, Fleet, GU51 2QQ

Modern offices on ground and second floor

3,271 to 14,514 sq ft

(303.89 to 1,348.39 sq m)

- Excellent parking 1:269 sq.ft.
- EV charge points
- Ground floor suite extensively fitted out offering CAT A plus accommodation
- Newly refurbished four pipe fan coil air conditioning
- LED lighting
- Excellent Natural Light
- Impressive double height reception
- Two 10 person passenger lifts
- 150mm full access raised floors
- Shower Facilities

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Summary

Available Size	3,271 to 14,514 sq ft
Rent	£17.50 - £20 per sq ft
Business Rates	Upon Enquiry
Service Charge	£6.73 per sq ft
EPC Rating	B (49)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Offices (can be split)	5,350	497.03
2nd - Offices	9,164	851.36
Total	14,514	1,348.39

Description

Fleet 27 is a modern 3 storey detached office building, situated in the established business location of Ancells Business Park.

On the ground floor there is 5,350 sq ft available of impressive, fully fitted 'plug and play' office space providing a good mix of open plan space, and attractive individual work hubs and meeting rooms.

On the second floor there is 9,164 sq ft available of refurbished office space. This office is predominantly open plan, with two separate meeting rooms, along with a conference room.

The offices are accessed via an impressive double height reception area and benefit from excellent natural light, LED lighting and Air conditioning. The second floor office further benefits from impressive views across the business park and the surrounding woodlands. WC facilities and a shower are provided on each floor.

Location

Fleet 27 is prominently positioned within Ancells Business Park, and is just a short drive from Junction 4A of the M3 motorway and Fleet Town centre. Fleet mainline railway station, which is on the main line to London Waterloo with a journey time of approximately 40 minutes is within walking distance from the property.

With woodland to the rear of the property, and a local parade of shops including Tesco Express, a post office, various take-away food outlets and a pub just a short walk away Fleet 27 has everything on the doorstep!

Terms

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

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

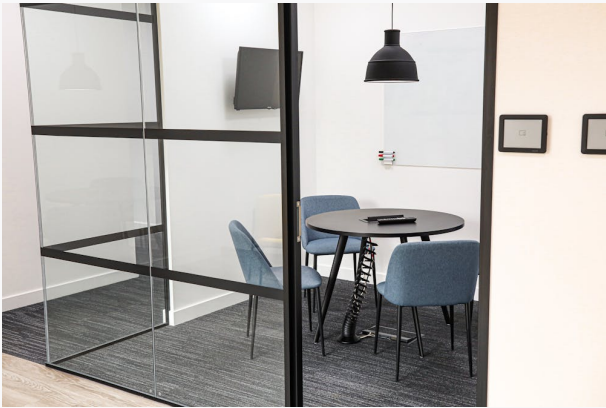
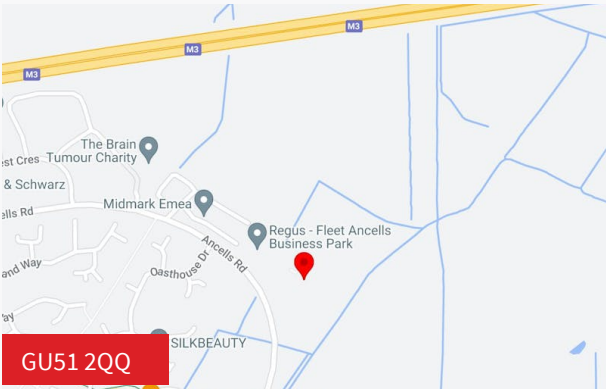
Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Video

➔ Video Tour - <https://vimeo.com/877818913>



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.)
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