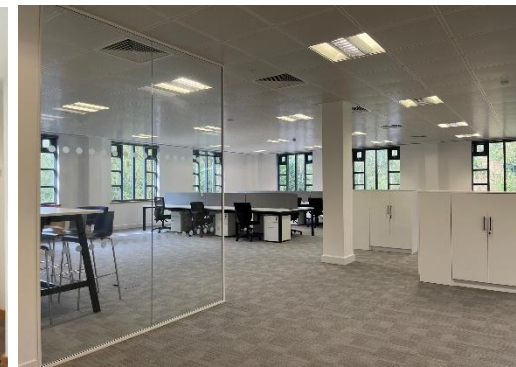
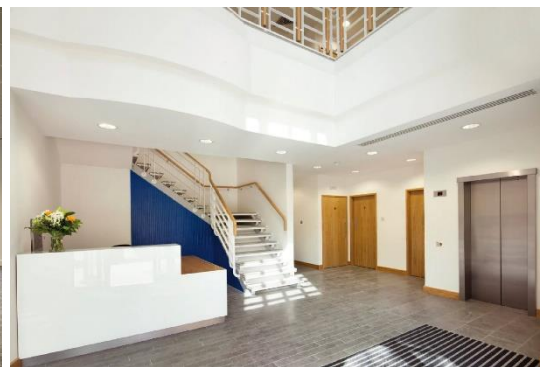


# TO LET

One Fleet, Ancells Business Park, Fleet GU51 2UN

**HIGH QUALITY READY TO OCCUPY OFFICE SUITE**

2,267 sq ft (210.6 sq m)



- High spec fitted and furnished suite
- Only £15.00 per sq ft exclusive
- Fully inclusive rent also available
- Lease terms from 12 months
- LED lighting
- 12 allocated car spaces
- IT network installed
- Fibre internet included

## Location

One Fleet is situated within Ancells Business Park a short drive from Junction 4A of the M3 motorway. A local parade of shops including a Tesco Express, Post Office and pub are with easy walking distance of the property. Fleet mailline railway station is on the main line to Waterloo with a journey time of approximately 41 minutes.

## Description

The available suite is on the first floor and has been refurbished to a high standard. The specification includes air conditioning, metal tile suspended ceilings with LED lighting and raised access floors. The suite has also been fitted out with a meeting room and kitchen/breakout area and includes a full furniture package including desks, chairs and storage.

## Accommodation

First Floor Suite	2,267 sq ft	210.6 sq m
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## Amenities

- Ready to occupy office suite
- Air-conditioning
- LED lighting
- Full access raised floors
- WC's and shower
- CCTV
- 12 allocated car parking spaces
- Fibre internet connection included
- Energy Performance Rating – C 73



**Terms:** Flexible lease terms from 12 months. Only £15.00 per sq ft per annum exclusive. Fully inclusive rent option also available. Further details on application.

# DE SOUZA

For more information or to arrange a viewing contact:

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Or joint agent - David Bowen @ Curchod and Co  
01276 682501

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