



Part Ground Floor

One Fleet, Ancells Business Park, Fleet, GU51 2UN

Ground floor modern office suite with excellent parking provision

4,456 sq ft
(413.98 sq m)

- 23 on site car parking spaces
- Air conditioning
- Excellent natural light
- LED lighting
- Full access raised floors
- WC & shower facilities
- Kitchen and break out room
- IT network and full connectivity
- Inclusive rental option

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Summary

Available Size	4,456 sq ft
Rent	Rent on application
Rates Payable	£31,744 per annum
Rateable Value	£62,000
Service Charge	N/A
EPC Rating	C (73)

Description

One Fleet is an impressive modern two storey office building located in a prominent position within the popular Ancells Business Park estate. The building has been split to provide 4 self-contained office suites ranging from 2,100 sq ft to 4,456 sq ft, which are accessed via the attractive double height reception area. The available offices are located on the ground floor and are soon to be refurbished. The offices benefit from excellent natural light, and are within easy walking distance to numerous amenities, along with Fleet mainline railway station.

Location

One Fleet is prominently positioned within Ancells Business Park, a short drive from Junction 4A of the M3 motorway, Fleet mainline railway station and Fleet town centre.

A local parade of shops including Tesco Express, a post office and pub are within easy walking distance of the property.

Fleet mainline railway station is on the main line to London Waterloo with a journey time of approximately 41 minutes.

Terms

Various lease options available.

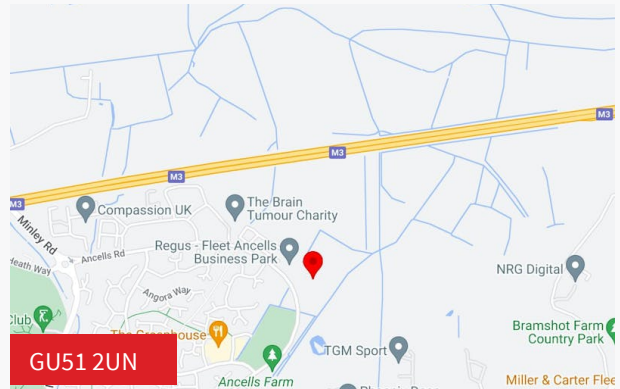
Legal Costs/VAT

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

All prices are quoted exclusive of VAT which may be charged.

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.



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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