

# Sentinel House, Fleet

Ancells Business Park

Quality Fitted  
Office Space  
To Let

Building B, Suites from  
1672 to 5789 sq ft



Prestigious Business Park close to town  
centre with ample on-site car parking

# Sentinel House – prestigious offices close to Fleet train station with direct links to Waterloo

Offering a prime business park location on the edge of this sought-after market town, Sentinel House ticks all the right boxes for businesses looking for a professional base with fast links to London and the rest of the South East.

Located in a popular business park just a few minutes away from the M3, Sentinel House on Ancells Business Park in Fleet is within easy reach of many key areas including Farnborough, Basingstoke and Guildford. Fleet train station is less than a mile away and offers direct links to London Waterloo, placing you in Central London within the hour. There is ample staff and visitor car parking on site.

In addition to its fantastic location, Sentinel House Building B offers high-quality office space across various sizes and configurations available on leasehold terms. The site comprises 2 interconnecting buildings with a management team, a business centre and reception on-site in Building A.

The friendly, professional management team is on-hand every working day to offer business and reception support as needed. The business centre in Building A also offers a range of meeting rooms, day offices, hot-desk hire and fully furnished and serviced offices for those businesses looking for a more flexible solution.



# Sentinel House, Building B in Fleet is a two-storey office building situated in a pleasant landscaped setting in one of Hampshire's most affluent towns.

The building was built in the mid-1990s and is accessed through a well-proportioned reception area with a lift. The building provides a car park ratio of 1 space per 200 sq ft. Ancells Business Park is home to several blue chip companies and organisations such as Boeing Defence UK, L3 Harris, Keysight, Compassion UK and Rohde & Schwarz.

## The Accomodation

The office space is air-conditioned, with raised flooring and LED lighting. The building benefits from a Leased line superfast internet via fibre optic cables and shower facilities. There is a mix of partitioned offices suitable for meeting/board rooms or to use as executive offices. Each of the self-contained office suites comes equipped with a private kitchen.

Availability	
Office 1 Ground Floor	2339 sq ft 217 sq m
Office 2 Ground Floor	3450 sq ft 321 sq m
Office 4 1st Floor	1672 sq ft 155 sq m
Office 1 and 2 can be combined to make a suite of 5,789 sq ft	
Smaller suites available in Building 1, fully serviced.	

### Specification

- 10-minute walk to Fleet mainline station
- Toshiba air conditioning
- LED lighting
- Existing high-quality fit-out
- Access to fibre available
- Shower facilities
- Raised flooring
- Immediate connectivity available
- Kitchen
- Power and data infrastructure in-situ
- On-site management
- Ample parking

### Green Credentials

Works planned for Summer 2023 to include solar heating and EV charging points to achieve EPC Level A.

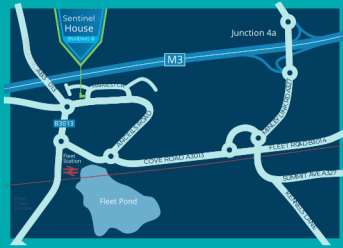
### Terms and Rent:

New Leases are available from the landlord for a period to be agreed.

**Service Charge** information is available on request.

**Business Rates** Interested parties should make their own enquiries with the relevant local authority.

Further details are available through the joint letting agents.



Address:  
 Sentinel House  
 Ancells Business Park  
 Harvest Crescent  
 Fleet, Hampshire  
 GU51 2UZ

# Location

## By Car

For Sat Nav users please enter GU51 2UZ.  
 Ancells Business Park is located on A3013 (Fleet Road to Cove Road) less than 3 miles from M3 Junction 4a. Sentinel House is the first building on your left as you turn into Harvest Crescent.

## Distances

## Miles

Fleet Railway Station	0.7
London Heathrow Airport	22
M3 Junction 4a	2.7

## By Train:

Fleet Station, with a direct link to London Waterloo (50 minutes), is a 15-minute walk away.

## By Air:

London Heathrow Airport is 27 miles away. It is 44 miles to Southampton Airport and 51 miles to London Gatwick.



For information or to arrange a visit talk to us



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