



Ground Floor, Fleet 27

Ancells Business Park, Fleet, GU51 2QQ

High Quality Fitted Office

5,350 sq ft

(497.03 sq m)

- 20 car parking spaces 1:268 sq.ft.
- EV charge points
- Fully fitted 'plug and play' fitted offices
- Fully Air Conditioned
- LED Lighting
- Excellent Natural Light
- 150mm full access raised floors
- Plenty of Amenities within walking distance
- Close to the M3 and Fleet Main Line Train Station

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Summary

Available Size	5,350 sq ft
Rent	£20.00 per sq ft
Rates Payable	£40,677 per annum
Rateable Value	£74,500
Service Charge	£6.73 per sq ft
EPC Rating	B

Description

Fleet 27 is a modern 3 storey detached office building situated within the established business locations of Ancells Business Park.

The available office is located on the ground floor, and has been recently refurbished to a high standard to offer fully fitted office space, where an occupier can simply plug in and be fully operational immediately. The office is accessed via an impressive double height reception area, where there are also WC's and shower facilities. Inside the office is a good mix of open plan work space, meeting rooms, board rooms and small individual work hubs, all benefiting from LED Lighting and AC. There is also a well fitted kitchen with a good size break out area.

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, perfect for a lunchtime walk, and a local parade of shops (which include a Tesco Express with post office, various take-away food outlets, a café and a pub) all just a short walk away, Fleet 27 really does have 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.

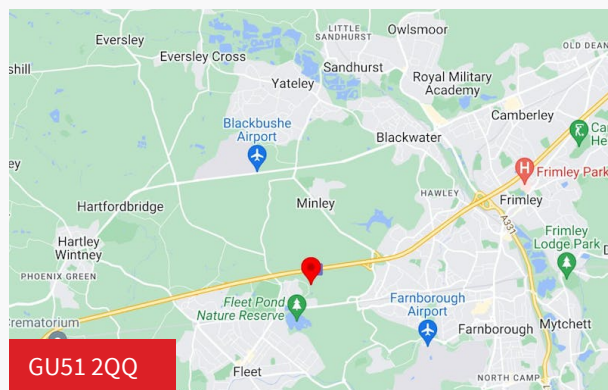
Legal Costs/VAT

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/917895172>



Viewing & Further Information

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