

**New
Rent £16 psf**



Comprehensively refurbished
office accommodation

2,183 - 4,450 sq ft

onefleetancills.co.uk



Owned by



mckaysecurities.plc.uk



WITHIN A SHORT WALK

- 1 Tesco Express
- 2 Post Office
- 3 Falkners Arms Pub
- 4 North Hants Golf Club
- 5 The Heron on the Lake Pub
- 6 Fleet mainline station

WITHIN A SHORT DRIVE

- M3 Junction 4A - **3 mins**
- Fleet Town Centre - **5 mins**
- Virgin Active Health Club - **5 mins**
- Southwood Golf Club - **7 mins**

Sat Nav ref: **GU51 2UN**



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 railway station is on the main line to Waterloo with an approximate journey time of 41 minutes.

DESCRIPTION

One Fleet is an impressive modern two storey self-contained office building. The owner, McKay Securities PLC has comprehensively refurbished the property to provide an office with an environmental assessment (BREEAM) rating of 'Very Good'.

The double height reception area has been finished in a contemporary style to meet the expectation of modern office occupiers. Externally, car parking is provided at 1 space per 193 sq ft.

CONNECTIVITY

Superfast fibre-optic link.

AMENITIES

- Air conditioning system with heat recovery
- LG7 compliant recessed lighting
- Suspended metal ceiling tiles
- Full access raised floor
- 8 person passenger lift
- Shower
- Bicycle parking
- Male & female WCs on each floor

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.
CC/BNP/Hollister 2242 09/2018

ACCOMMODATION

Measured on a net internal basis the accommodation is arranged as follows:

Suite	Sq ft	Parking
0.1	2,183	11
0.2	Bedrock Healthcare Communications Ltd	
1.1	2,267	12
1.2	Murata Electronics Ltd	
TOTAL	4,450	23

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed direct from the landlord.

EPC RATING

Energy performance rating: 91, D.

VIEWING

To arrange a viewing or for further information, please contact the joint agents:



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