



Comprehensively refurbished office building  
6,718 – 14,144 sq ft  
76 car spaces  
[www.onefleetancells.co.uk](http://www.onefleetancells.co.uk)









One Fleet is owned by McKay Securities PLC and is prominently situated at the entrance to Ancells Business Park.

McKay Securities PLC have undertaken a comprehensive refurbishment of the property, including the M&E systems to achieve a BREEAM rating of Very Good.

There is planning consent to extend the property by approximately 4,500 sq ft together with 15 additional car parking spaces giving an occupier the potential for expansion.

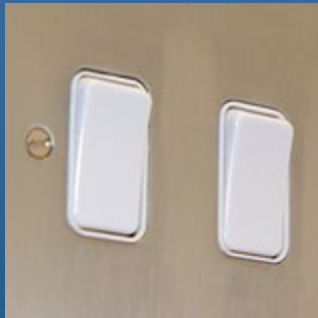
Fleet is home to a number of major occupiers including BT, Rhode and Schwartz, Anite Telecom, Hampshire County Council, Microgen, Lorica, CapQuest Debt Recovery, Infinion Technologies and Dimension Data.



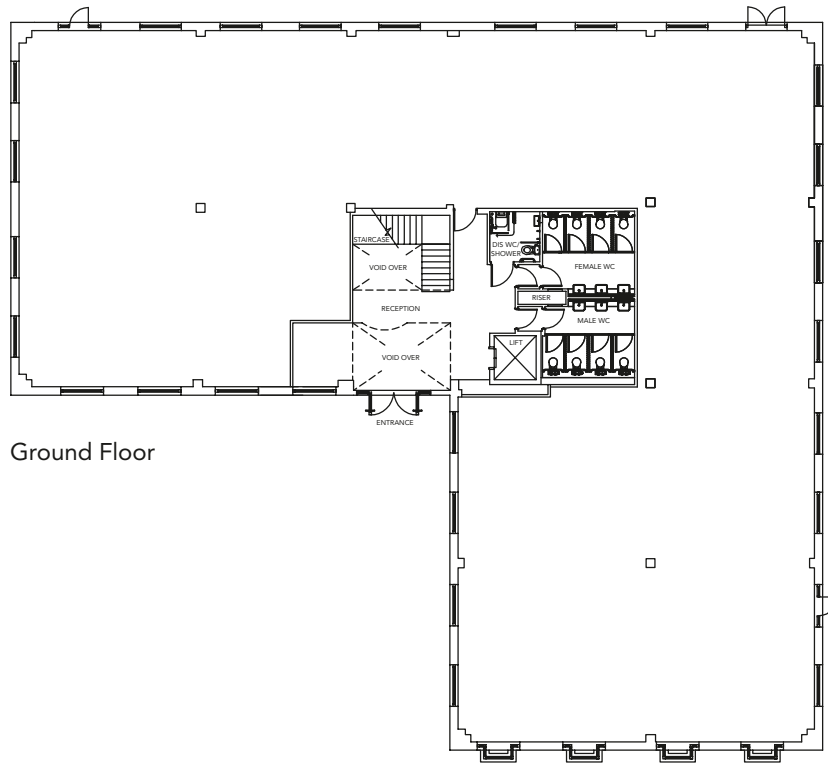
One Fleet has been comprehensively refurbished and includes a full height reception area with contemporary finishes



- Four pipe fan-coil air conditioning system with mechanical ventilation and heat recovery system
- Full height reception
- Full access raised floors
- Suspended metal ceiling tiles
- New LG7 compliant recessed lighting
- 8 person passenger lift
- Shower facility and disabled WC
- Male and female WCs on each floor
- 76 car parking spaces (1:179 sq ft)
- On site bike racks

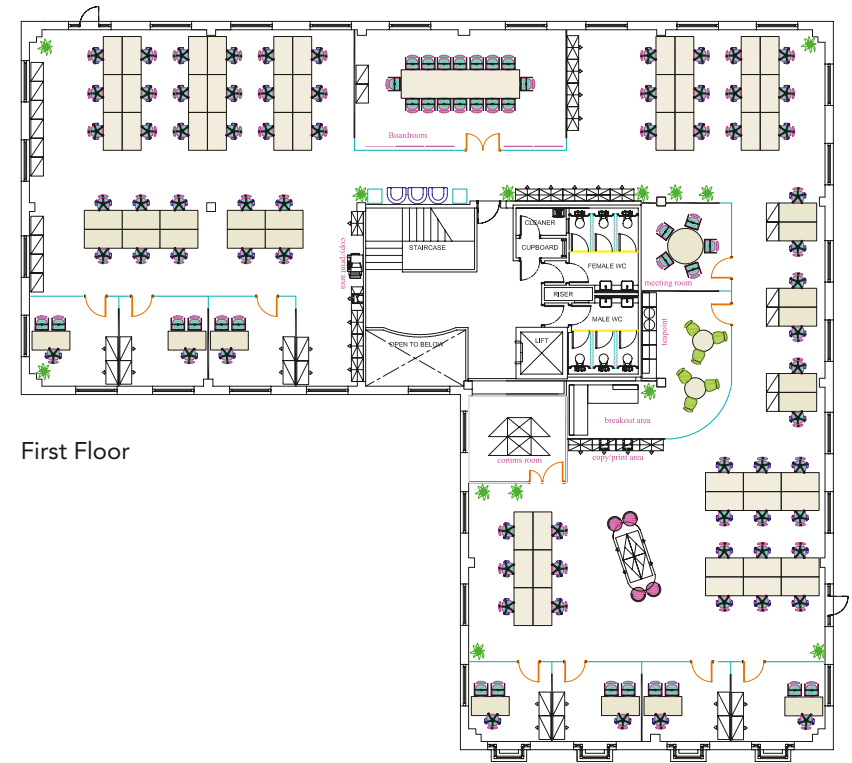


## SPECIFICATION



Ground Floor

	sq ft	sq m
First Floor	6,921	643
Ground Floor	6,718	624
Reception	505	47
Total	14,144	1,314

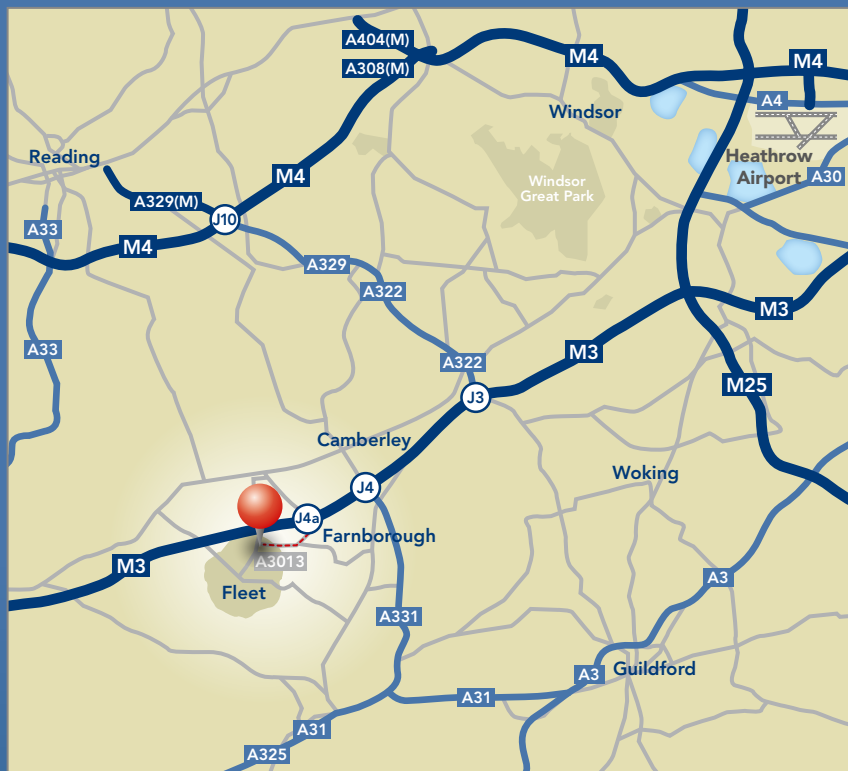


First Floor

### INDICATIVE LAYOUT

- 64 open plan workstations
- 7 private offices
- 1 informal meeting space
- 1 boardroom
- 1 meeting room
- 1 breakout area / teapoint
- 1 comms room
- 1 print / fax area

## FLOOR PLANS



## ROAD

M3 motorway (J4a)	2 miles
M25 motorway (J12)	18 miles
Central London	40 miles

## AIR

Heathrow	27 miles
Gatwick	48 miles
Farnborough	3 miles
Southampton	44 miles

## RAIL

Fleet mainline station	1 mile
Fleet to London Waterloo	42 minutes
Fleet to Southampton	58 minutes



## AMENITIES

- 1 Tesco Express
- 2 Post Office
- 3 Falkners Arms Pub
- 4 North Hants Golf Club

## ALSO WITHIN A SHORT DRIVE

Fleet Town Centre	5 minutes
Virgin Active Health Club	6 minutes
Southwood Golf Club	8 minutes
Hart Leisure Centre	10 minutes

Sat Nav ref:  
GU51 2UN

The Gates  
Ancells Road  
Ancells Business Park  
Fleet

A refurbishment by

[www.mckaysecurities.plc.uk](http://www.mckaysecurities.plc.uk)



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