

# Beech House

Fleet, GU51 2UN

**ancells**  
BUSINESS PARK

LAST SUITE  
REMAINING  
1,309 SQ FT



## Refurbished office suites with excellent parking

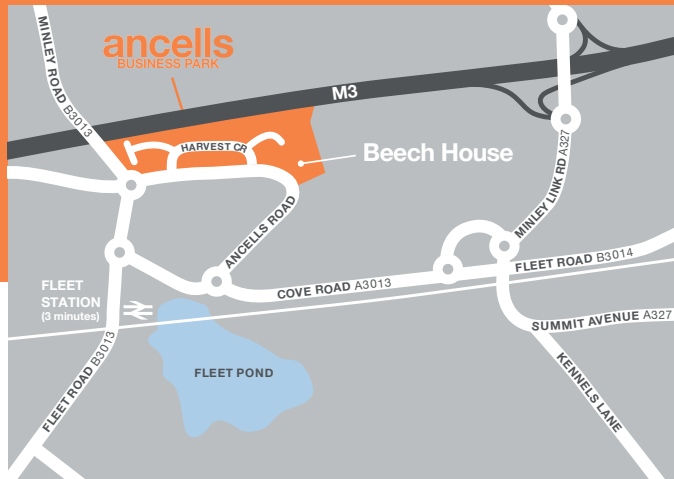


Available Suite

- Newly refurbished office suite with kitchenette
- Air conditioning and LED lighting
- Raised floors
- Electric vehicle charging bays
- 6 allocated car parking spaces
- Shower facilities
- Passenger lift
- Business park location with Fleet mainline train station within walking distance

## LOCATION

Ancells Business Park is well situated within Fleet, Hampshire, close to junction 4a of the M3 and 3 minutes' drive from Fleet train station. Beech House is prominently located fronting Ancells Road and a short walk from local amenities including Tesco Express, local coffee shops and The Falkners Arms.



## DESCRIPTION

Beech House is a modern, self contained office building set over ground, first and second floors.

There is now only one suite remaining on the first floor - 1,309 sq ft (121.61 sq m).



Available suite



Entrance to Beech House

## ACCOMMODATION

First floor suite	sq ft	sq m
<b>Suite 3</b>	<b>1,309</b>	<b>121.61</b>
<b>Total</b>	<b>1,309</b>	<b>121.61</b>

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## TERMS

The accommodation is available on a new effective FRI lease for a term to be agreed.

## EPC

EPC available upon request.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



**Tim Shaw**  
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## First Floor Plan



For indicative purposes only.  
Not to scale.

