

Beech House

Fleet GU51 2UN

ancells
BUSINESS PARK



**NEWLY REFURBISHED OFFICE SUITES WITH EXCELLENT PARKING
1,267 - 3,222 SQ FT (117.70 - 299.32 SQ M)**

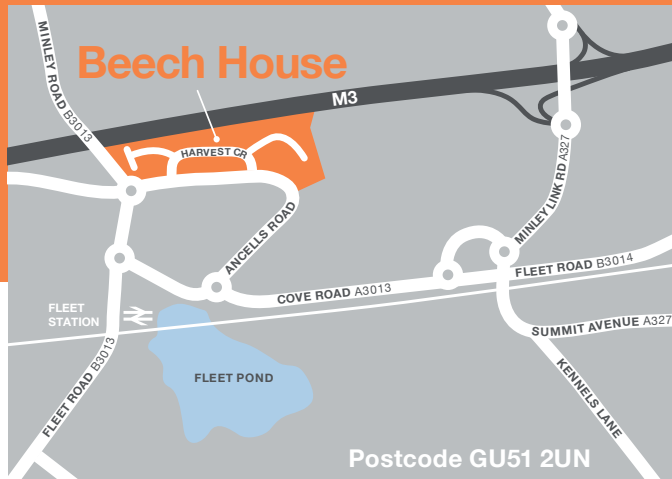


- Newly refurbished offices
- Business park location - Fleet mainline train station within walking distance
- 16 car parking spaces with electric car charging points
- Air conditioning & new LED lighting
- Raised floors
- Shower
- Passenger lift

www.beechhousefleet.co.uk

LOCATION

Ancells Business Park is well situated in Fleet, Hampshire, close to junction 4a of M3 & moments from Fleet railway station (40 minute fastest journey to London Waterloo). Beech House is prominently located fronting Ancells Road and a short walk from local amenities including Tesco Express, coffee shop and The Falkners Arms.



ACCOMMODATION

The first floor east wing can be split easily into two separate offices as follows:

Net Internal Areas	sq ft	sq m
First floor (office 1)	1,955	182
First floor (office 2)	1,267	118
Total	3,222	299

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 effectively FRI lease(s) for a term to be agreed.

DESCRIPTION

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

The first floor east wing is currently available and has been recently refurbished to include executive offices / meeting rooms, air conditioning and LED lighting. The office space comes with 16 parking spaces and use of 4 electric car charging points.



EPC

EPC - D (90)

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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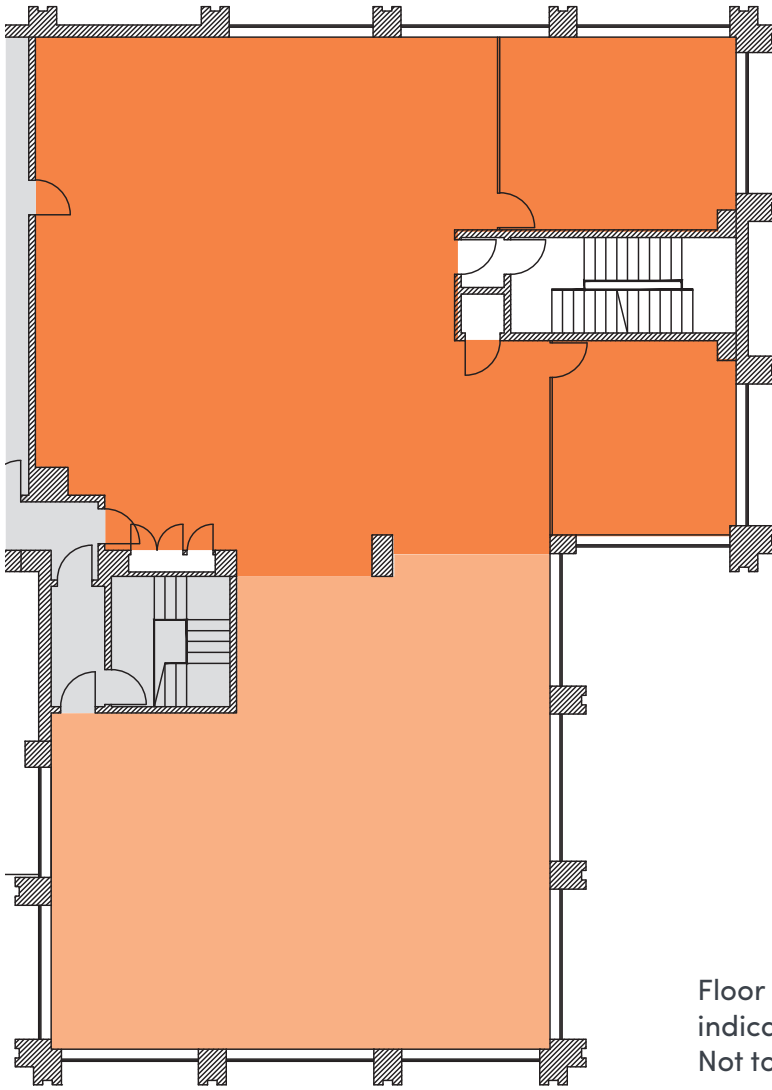
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First Floor Plan

Floor plan shown as split, for indicative purposes only. Not to scale.

