



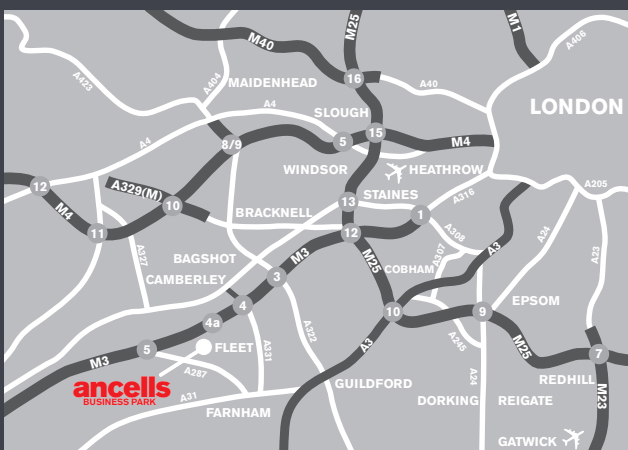
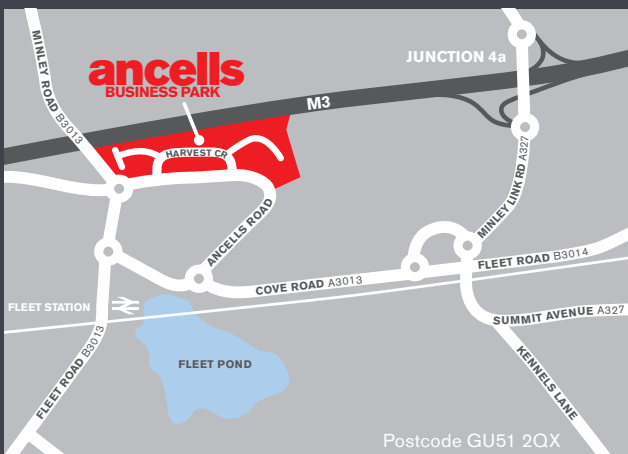
Technology House

AIR CONDITIONED OFFICES WITH PARKING
TO LET
3,978 - 9,975 sq ft (369.6 - 926.7 sq m)

the answer is
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BUSINESS PARK

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Ancells Business Park is well situated in Fleet, Hampshire, close to junction 4a of the M3 and moments from Fleet railway station (average journey time of 49 minutes to London Waterloo). The park houses a number of blue chip occupiers as well as local enterprises all taking advantage of the park's proximity to both the national motorway network and the amenities of Fleet itself. Technology House provides open plan office accommodation over ground and first floor with excellent car parking facilities.



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Design by bandstand | 020 7494 8800

Technology House

The building is arranged over the two floors above an undercroft car park and is situated in a landscaped setting. The building is approached through an attractive reception area and a passenger lift serves both office levels as well as the car park.

The premises benefit from the following facilities/specification:

- Air conditioning
- Full access raised floors
- Suspended ceiling with recessed lighting
- Landscaped grounds
- Passenger lift
- 54 car parking spaces (1:185 sq ft)
- Near junction 4a of motorway M3

Accommodation

The first floor, east wing and the ground floor west wing are available. The shape and provision of natural light in both suites mean that either office would suit a wide range of layout options.

Floor Areas	Sq Ft	Sq M
First Floor – East Wing	5,997	557.1
Ground Floor – West Wing	3,978	369.6
Total	9,975	926.7

Terms

New leases are available direct from the landlord and a range of tenancy structures are available.

Quoting Terms

For further information on the quoting rent, business rates and service charges as well as details of the lease structures on offer, please contact the joint agents.



Viewing and Further Information

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