

# Zenith



## Communications

Ancells Business Park is located adjacent to the M3 motorway and is ideally located for easy access to the following destinations:

### By Road (approximate distances)

Junction 4a M3	2 miles
M3 / M25 interchange	15 miles
Junction 10 M4	16 miles
Heathrow Airport	26 miles
Central London	35 miles
Gatwick Airport	45 miles

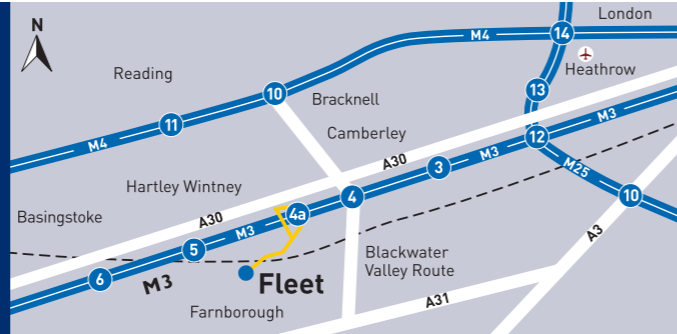
### By Rail

A key feature of the first class communications to Fleet is a regular rail service from the town's mainline station to London (Waterloo) with a journey time of around 55 minutes. Trains also connect to Basingstoke with links to the South and South West.

## Viewing

Strictly by appointment through the joint letting agents:

Steve Barrett e-mail [steve@hurstwarne.com](mailto:steve@hurstwarne.com)  
David Bowen e-mail [dbowen@vailwilliams.com](mailto:dbowen@vailwilliams.com)



## Location

The building is located within Ancells Business Park which is one of the Premier Business Parks on the M3 motorway.

Prominently positioned on the corner of Harvest Crescent and Rye Close, Zenith is close to many of the major tenants on the Business Park, such as Murata, Anite Telecoms, Morse, BT Syntegra as well as Nokia and Sun Micro Systems who are based close by.

Fleet mainline railway station is less than two miles distant from the building and Farnborough Airport, offering business executive flights, is about three miles away.

## Local Amenities

Ancells Business Park is situated approximately 2 miles from the main town centre shopping area. Many major retailers including Waitrose, Boots, WH Smith, Marks and Spencer Food and Somerfield are represented, as well as a variety of restaurants and public houses. Adjacent to the business park is the new housing development of Elvetham Heath with a Morrisons Supermarket.

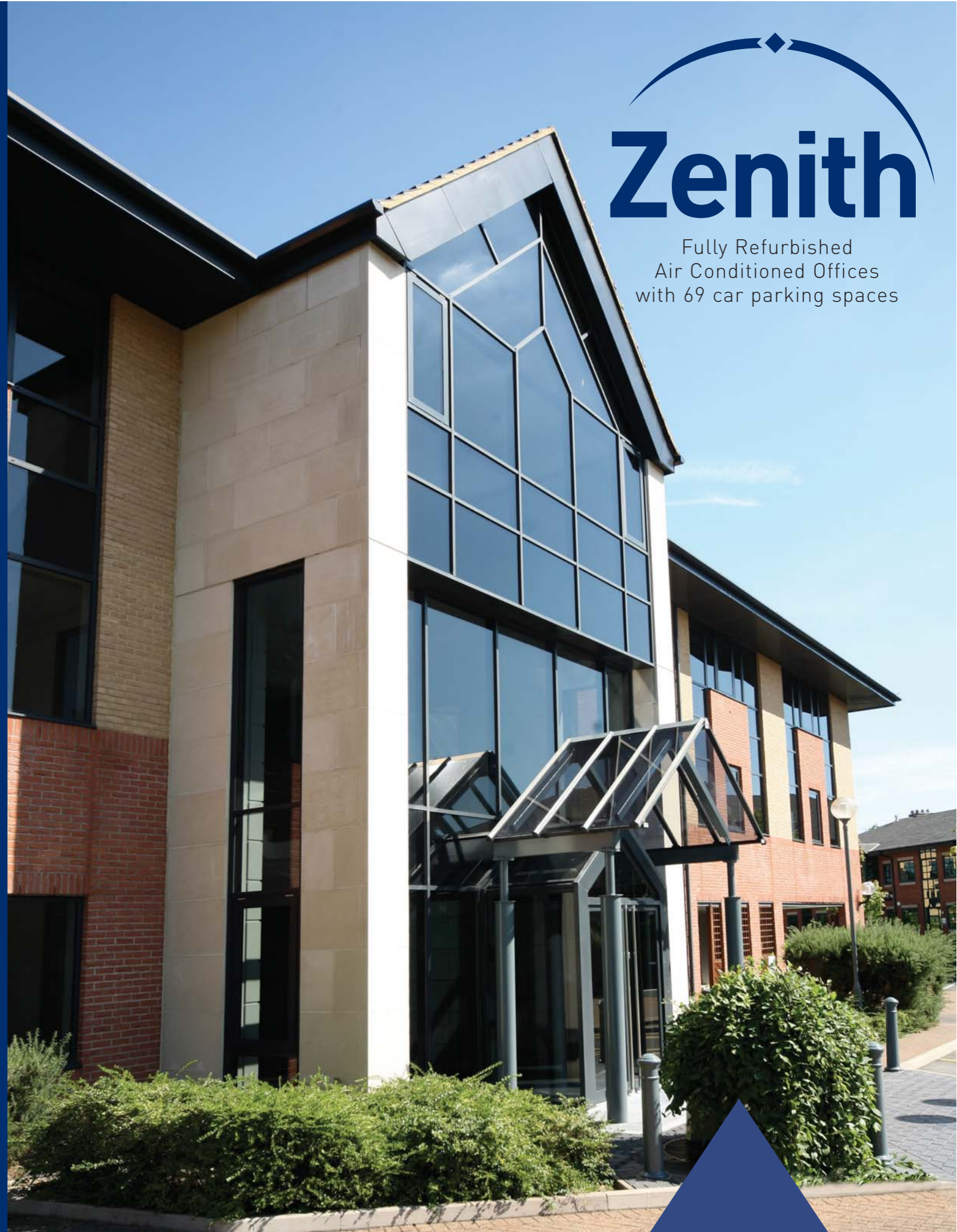


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# Zenith

Fully Refurbished  
Air Conditioned Offices  
with 69 car parking spaces



2,518 sq ft - 12,354 sq. ft (234 sq m - 1,148 sq m)

Rye Close, Ancells Business Park, Fleet GU51 2UY



## A distinctive modern office development in a first class environment



### Description

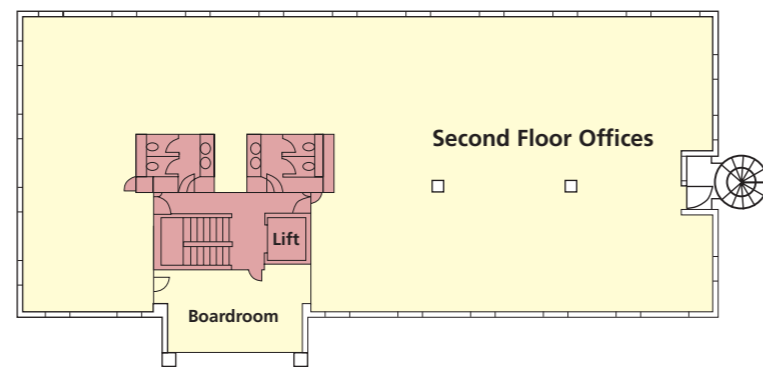
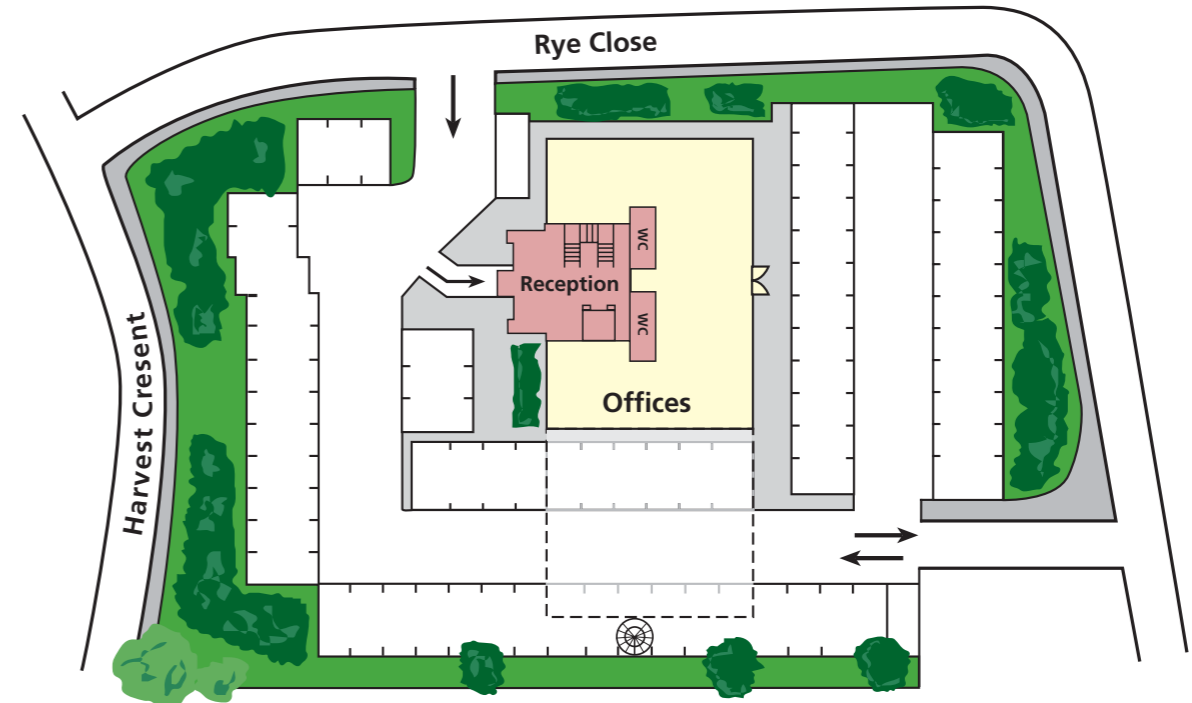
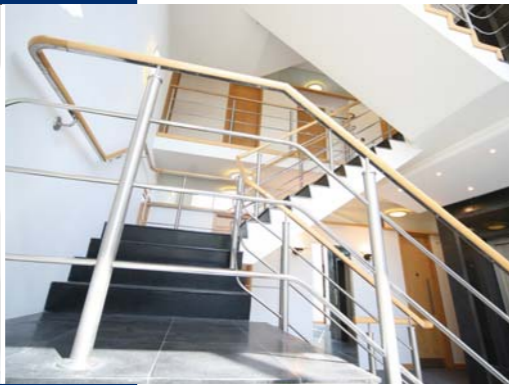
Zenith is an impressive modern three storey office building with a fully glazed double height reception with a first floor balcony.

The property has been subject to a comprehensive refurbishment to provide a first class corporate image with each floor providing an open plan internal office environment.

Situated in its own landscaped grounds with extensive car parking, Zenith offers a quality working environment close to all of the local amenities on the Ancells Farm Estate, nearby Fleet and Elvetham Heath.

### Features

- 69 on-site car parking spaces (1 : 176 sq ft)
- 10 person passenger lift
- Four pipe fan coil air-conditioning to offices
- Fully accessible raised floors
- New carpeting
- Suspended ceilings
- Male & Female WC's on each floor
- LG3 lighting in office areas
- Ground floor loading/service access
- Disabled access & disabled WC's



Indicative floor plan, not too scale

### Terms

The offices are available to let on new lease terms. Further details on rent and terms upon application to the joint letting agents.

### Accommodation

The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice:

Reception	461 sq ft	(43 sq m)
Ground floor offices	2,518 sq ft	(234 sq m)
First floor offices	4,470 sq ft	(415 sq m)
Second floor offices	4,905 sq ft	(456 sq m)
<b>Total Area</b>	<b>12,354 sq ft</b>	<b>(1,148 sq m)</b>

Available as a whole or on a floor by floor basis