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PROPERTY
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**TO LET /
FOR SALE**

OFFICE – 8,450 SQ FT (785 SQ M)

Aspen House, Barley Way, Ancells Business Park, Fleet, Hampshire GU51 2UT

DESCRIPTION

Aspen House comprises a self-contained office building arranged over two floors. The property has recently undergone extensive refurbishment and redecoration, including the installation of new Mitsubishi ducted air conditioning and LED lighting throughout. A fitted kitchen is located on the first floor.

A rear double-door entrance provides practical loading access for light goods directly into the ground floor accommodation.

The property benefits from 52 parking spaces positioned to the front and rear, with part of the parking provision being fenced and gated to create secure parking or yard areas.

LOCATION

Aspen House is located fronting the M3 motorway, within Ancells Business Park, Fleet. Ancells Business Park is home to several blue chip companies and organisations such as Keysite Technologies, Boeing Defence UK, Compassion UK and Rohde Schwarz.

Transport links are excellent with Junction 4A of the M3 within 3 miles and Fleet mainline is less than a mile from the building. Services to Waterloo are half hourly with the quickest service taking 41 minutes.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Reception	95	8.83
Ground Floor Office	4,145	385.07
1st Floor Office	4,210	391.11
TOTAL	8,450	785.01

AMENITIES

- Freehold opportunity for an owner occupier
- Potentially suitable for uses such as Hi-tech / Lab and SEN STP
- 52 parking spaces
- New Mitsubishi air-conditioning/comfort cooling
- Raised access floor
- Fully redecorated
- New ceilings with LED lighting

RENT

Starting from only £12.00 psf.

PRICE

£1,795,000 freehold.

RATES

Rateable value (2026 £133,000

Rates Payable (2026/27) £63,840 (£7.56 per sq ft) based on the standard multiplier of 48p in the £.

Interested parties should make their own enquiries direct with the local billing authority, and satisfy themselves as to the rates liability.

VAT

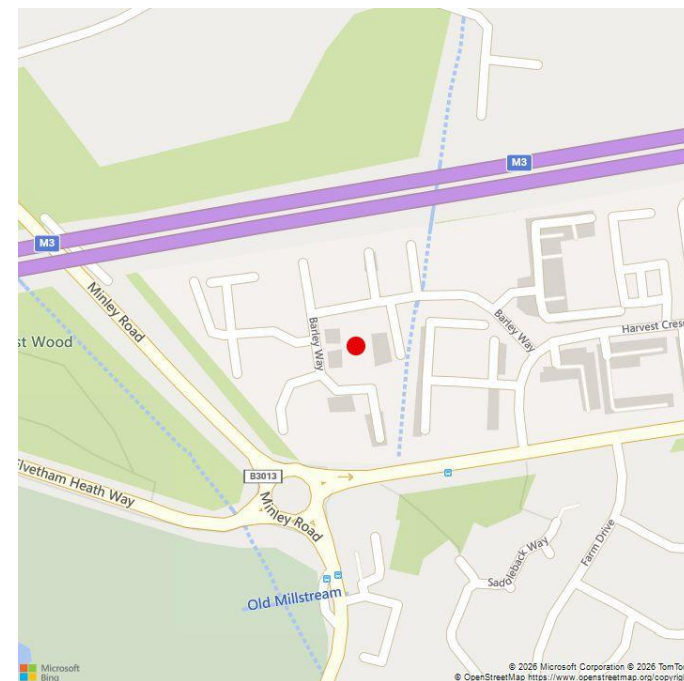
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B (44).



VIEWINGS – 01483 538181

Elliot Hope

t: 07860 506885

Tim Shaw

t: 07834 626792

e: ehope@shw.co.uk

e: tshaw@shw.co.uk



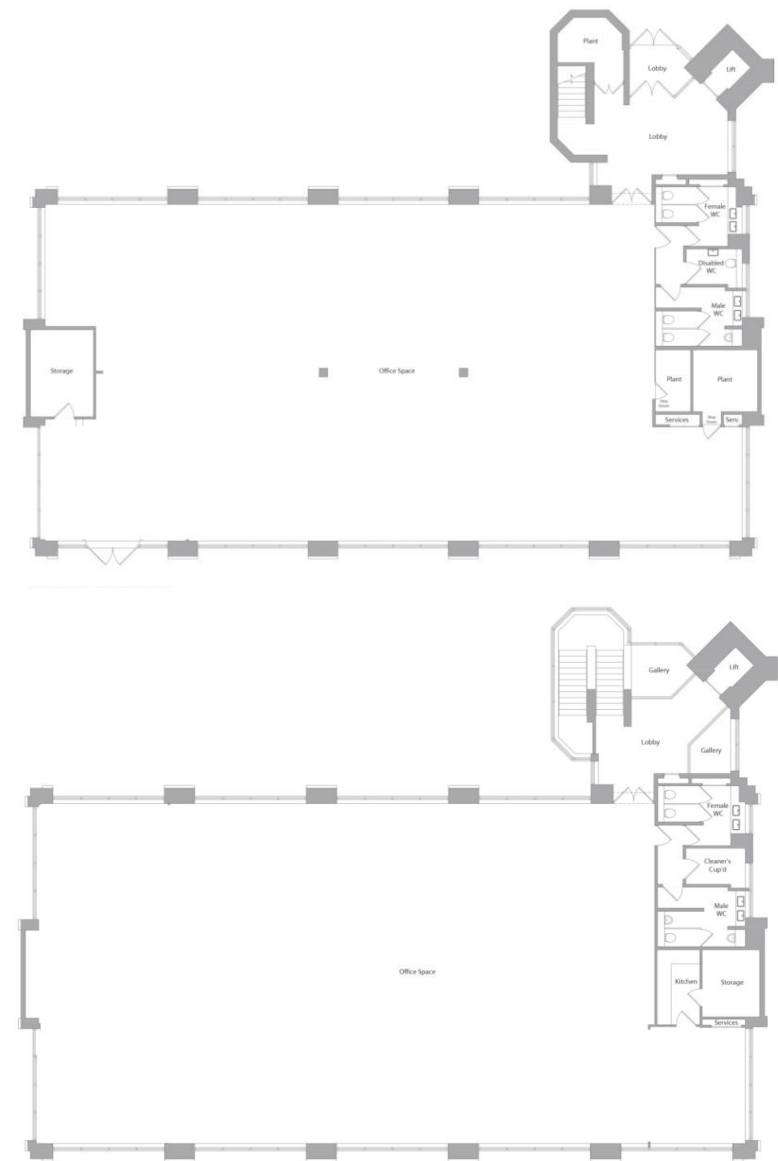
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EXISTING FIRST FLOOR PLAN

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