Office
TO LET

CURCHOD&CO



Sentinel House (Building B)

Ancells Business Park, Harvest Crescent, Fleet, GU51 2UZ

Good quality ground floor office space with generous on site parking

2,339 sq ft

(217.30 sq m)

- Ample parking
- Close walking distance to Fleet mainline railway station
- Air conditioning
- LED lighting
- Shower facilities
- Kitchen facilities
- Immediate connectivity available/fibre available
- On site management

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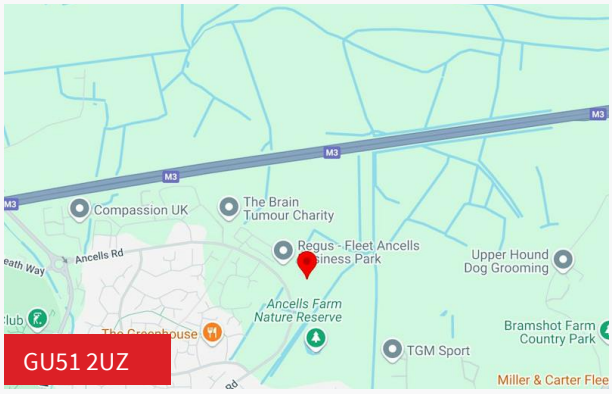
Summary

Available Size	2,339 sq ft
Rent	Rent on application
Rates Payable	£18,144 per annum
Rateable Value	£42,000
Service Charge	£6.23 per sq ft
EPC Rating	Upon enquiry







Description

Sentinel House is a two storey office building constructed in the mid 1990's. Situated in a pleasant landscaped setting, Sentinel House provides good quality office accommodation. The available ground floor office benefits from air conditioning, raised floors, LED lighting, two meeting rooms and good car parking. The office has access to the buildings superfast broadband via fibre optic cables and also benefits from having its own kitchen.

Location

Located within Ancells Business Park, Sentinel House is a short walk from Fleet town centre and Flc.zt mainline railway station, which provides a frequent service to London Waterloo.

Fleet itself is close to Junction 4A of the M3 motorway providing fast access to Heathrow Airport (28 miles) and Gatwick Airport (50 miles) as well as London, the M25 and the wider motorway network.

Fleet town centre shopping centre is only a 5 minute drive away, where there is an abundance of restaurants, cafes and bars, a Waitrose, Sainsbury's and an M&S food hall. There is also a pub, and parade of shops including a Tesco Express with Post Office on the Ancells Estate, within a short walk from the office.

Terms

The office is available by way of a new internal repairing and insuring lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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RECEPTION







