

BUILDING 2

SENTINEL HOUSE | FLEET
GU51 2UZ



GOOD QUALITY SERVICED OFFICE SPACE

TO LET - 322 TO 1,773 SQ FT (29.91 TO 164.72 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

- 10-minute walk to Fleet mainline station
- Fibre available
- Air conditioning
- LED lighting
- Shower facilities and Kitchen
- Good on-site parking
- On-site management
- Immediate connectivity available

LOCATION

Sentinel House is located within Ancells Business Park, Fleet. Ancells Business Park is close to junction 4a of the M3 and a short walk to Fleet railway station. The quickest train taking 40 minutes to London Waterloo.

Ancells Business Park is home to several blue chip companies and organisations such as Boeing Defence UK, L3 Harris, Keysight, Compassion UK and Rohde & Schwarz.

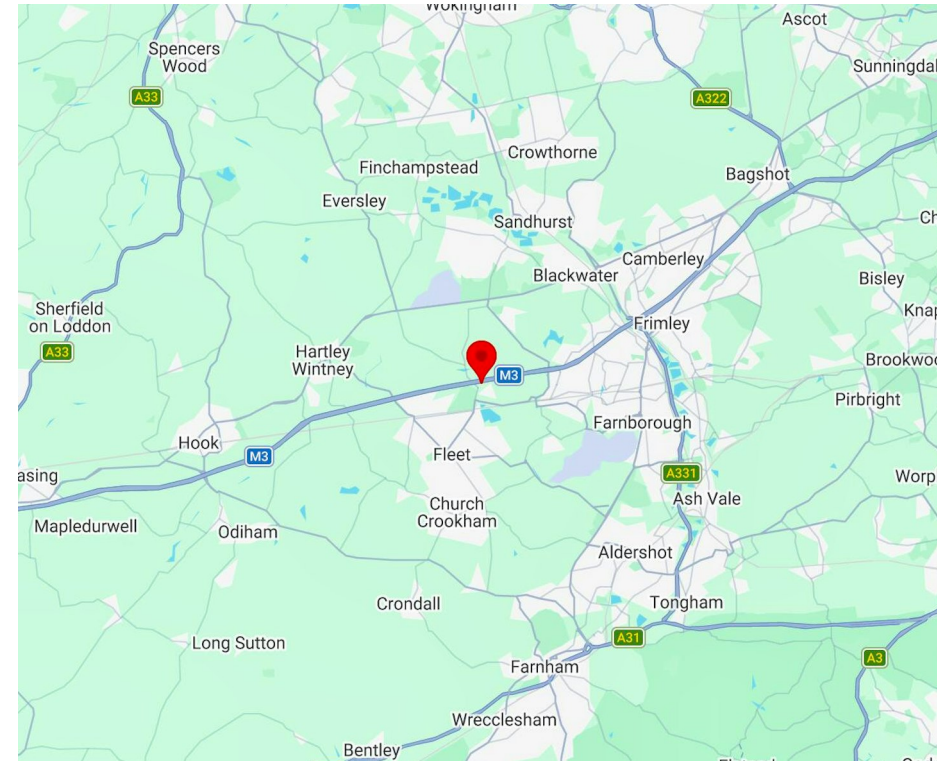
Fleet town centre, which remains as one of Hampshire's most affluent towns, is only a 5 minute drive away. There is a Waitrose and Sainsbury's in the town as well as a good mix of shopping and popular cafes, pubs and restaurants.

DESCRIPTION

Sentinel House is a two storey office building situated in a pleasant landscaped setting. Built in the mid 1990's the building is accessed through a well proportioned reception area with lift.

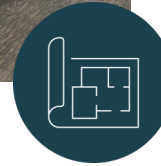
The available spaces are air conditioned, with raised flooring and LED lighting.

The building benefits from access to superfast broadband via fibre optic cables, shower facilities and a car park ratio of 1 space per 200 sq ft and recently secured an EPC A grading.



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[VIEW WEBSITE](#)[hurstwarne.co.uk](https://www.hurstwarne.co.uk)

SUMMARY

- Available Size: 322 to 1,773 sq ft
- Rates Payable: N/A
- EPC: A (21)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
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Unit - 1	322	29.91	Available
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Unit - 2	322	29.91	Available
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Unit - 3	322	29.91	Available
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Unit - 4	807	74.97	Available
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TOTAL	1,773	164.70	
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Floor areas are approximate GIA

VIEWINGS & INFORMATION



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