

# Aspen House

BARLEY WAY  
ANCELLS BUSINESS PARK  
FLEET, GU51 2UT

- Freehold opportunity for an owner occupier.
- Potentially suitable for uses such as Hi-tech / Lab and Educational STP
- 52 parking spaces
- Brand New Mitsubishi air-conditioning/comfort cooling
- Raised access floor
- Fully Redecorated
- New Ceilings with LED lighting
- EPC – B

 **Hurst  
Warne**

Fully Refurbished Detached Office  
**8,450 sqft / 785.03 sqm**  
**FOR SALE / TO LET**



**Amazing value with rent from  
only from £12.00 per sq ft \***

(\* subject to lease terms)

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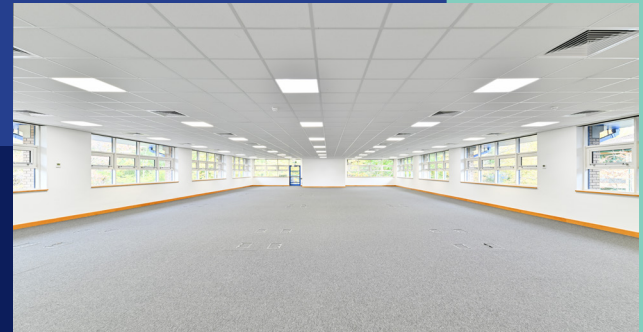
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# Location



**J4A /M3:  
3 miles**

Aspen House is located fronting the M3 motorway, within Ancells Business Park, Fleet.

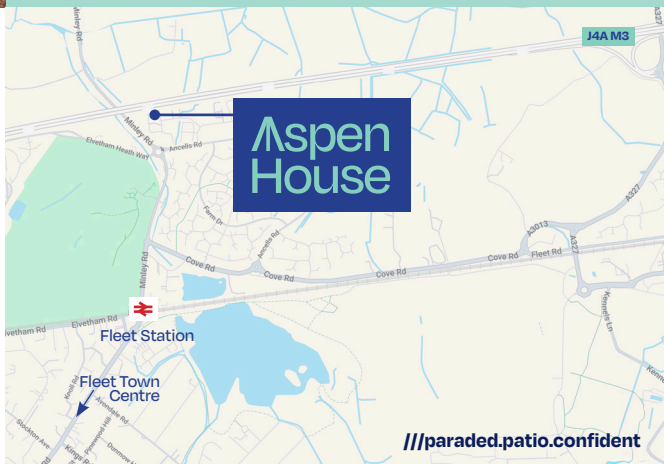
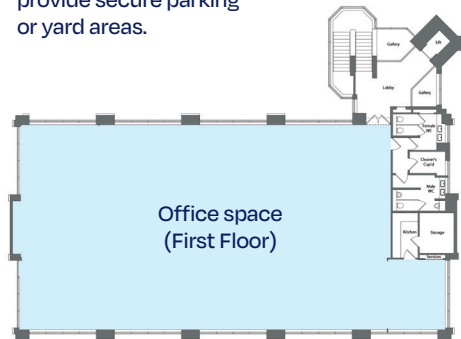


**In Good  
Company**

Ancells Business Park is home to several blue chip companies and organisations such as **Keysite Technologies, Boeing Defence UK, Compassion UK** and **Rohde Schwarz**.

# Description

Aspen House comprises a detached self-contained two storey office building. The building has been extensively refurbished and decorated. In addition there is a fitted kitchen installed on the first floor. There is a double door located at the rear of the premises enabling light goods access/loading to the ground floor of the building. There are 52 parking spaces to the front and rear of the property. Part of the parking areas are fenced/ gated to provide secure parking or yard areas.



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

**Ground Floor Office**

sq ft    sq m

4,240    394

**1st Floor Office**

4,210    391

**Total**

8,450    785

Approx net floor areas

## Contacts

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information  
including  
floorplans

**Hurst  
Warne**  
hurstwarne.co.uk