

LINEA HOUSE

HARVEST CRESCENT | FLEET

GU51 2UZ



PART SECOND FLOOR OFFICES

TO LET - 4,117 SQ FT (382.48 SQ M)



KEY BENEFITS



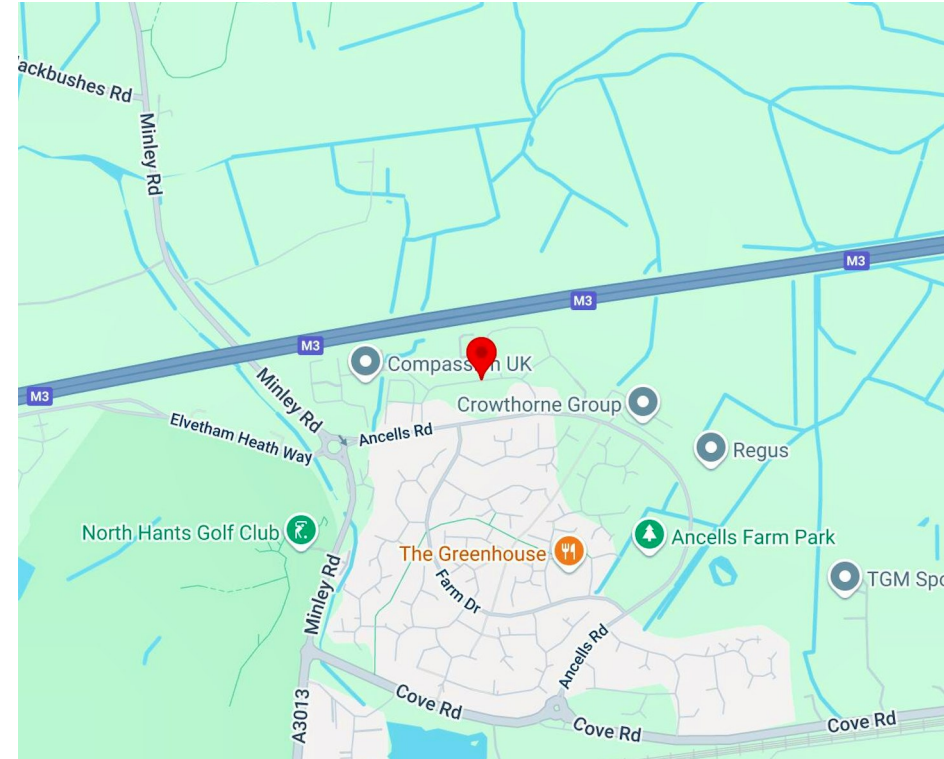
- Generous on-Site Parking
- Air conditioning
- Refurbished Reception Area
- Shower Facilities
- EV Charging Points
- Large Kitchen and Breakout Area
- Executive Offices, Small Meeting Rooms and a Boardroom
- Lift Access

LOCATION



Fleet is situated close to Junction 4A of the M3, with excellent road and rail connections, just a 40 minute journey to London Waterloo. It is situated 38 miles south west of Central London, 16 miles south east of Reading and 16 miles west of Guildford. Fleet is located in the centre of the Blackwater Valley, which is a key commercial location within Hampshire.

Linea House is situated within Ancells Business park, which is one of Fleet's principle office locations. The park is located 1.5 miles north of the town centre, making the office accessible to local amenities, and 1 mile north of Fleet mainline station.



DESCRIPTION



Linea House is a three storey, self-contained multi-let office building, with a refurbished reception area. The part second floor office space which is air conditioned, consists of partitioned executive offices, a number of meeting rooms and a boardroom, with a generous kitchen/breakout area.

There is a large carpark to the front and rear of the building.



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hurstwarne.co.uk

SUMMARY

- Available Size: 4,117 sq ft
- Rates Payable: On application
- EPC: On application

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
2nd - Part Second floor	4,117	382.48	Available
TOTAL	4,117	382.48	

Floor areas are approximate GIA

VIEWINGS & INFORMATION



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Warne**



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