



**TO LET**

# integration house

**Ancells Business Park Rye Cose Fleet GU51 2QG**

**fully fitted quality offices in an attractive business park setting**



**from 3,807 sq ft to 7,745 sq ft up to 11,978 sq ft (353.7 sqm to 719.6 sqm up to 1,112.8 sqm)  
up to 59 parking spaces.**



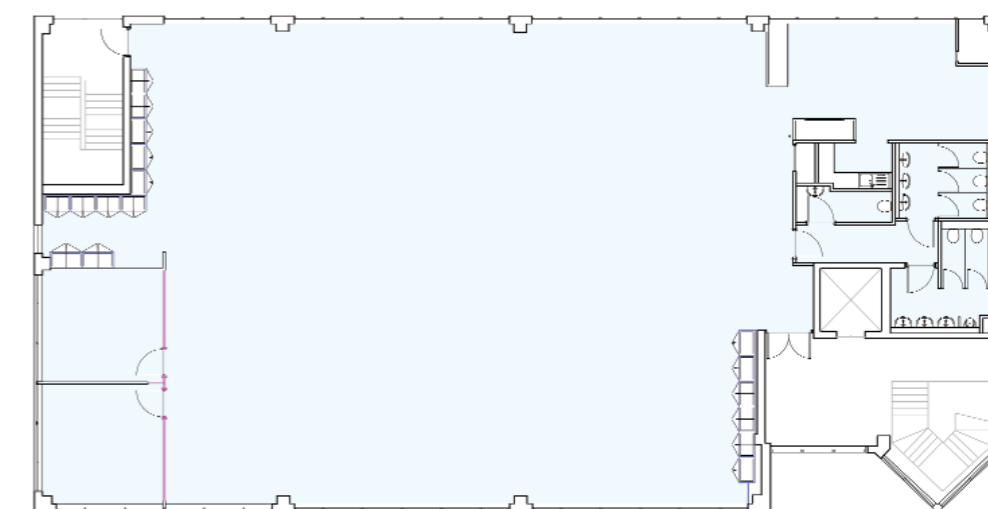


Integration House offers a completely refurbished and fitted out headquarters facility offered in floors, or as a whole, on flexible and attractive terms on a one acre landscaped site.

High quality finishes and partitioning that provides a combination of cellular offices, a boardroom, presentation and meeting rooms, a kitchen/staff break out area and open plan areas.



- Parking for up to 59 cars (ratio 1:203 sq ft)
- Completely refurbished
- High quality complete fit-out
- Board room and meetings rooms
- Staff break out and kitchen areas
- Open plan and cellular offices
- Cat 5 voice and data cabling throughout
- New air conditioning/ comfort cooling
- Raised floors and new suspended ceilings throughout
- Male & female W.C.s on each floor and a shower on the first floor
- 8 person passenger lift



Reception	354 sq ft	(32.8 sq m)
Ground floor offices	3,807 sq ft	(353.7 sq m)
First floor offices	3,938 sq ft	(365.9 sq m)
Second floor offices	3,879 sq ft	(360.4 sq m)
<b>Total Area</b>	<b>11,978 sq ft</b>	<b>(1,112.8 sq m)</b>

Integration House is available as a whole or a floor by floor basis

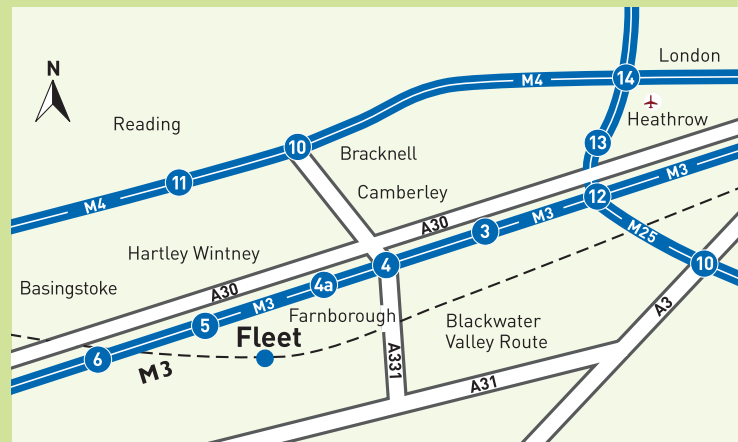
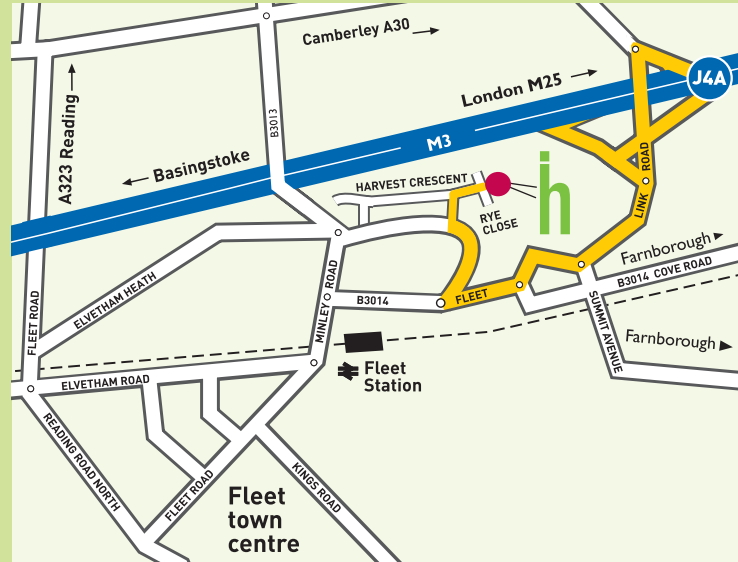


## communications

Ancells Business Park is located adjacent to the M3 motorway and is ideally positioned for easy access to the following destinations

Junction 4a M3	2 miles
M3 / M25 interchange	15 miles
Junction 10 M4	16 miles
Central London	35 miles
Heathrow Airport	26 miles
Gatwick Airport	45 miles
Farnborough Airport	3 miles

Fleet mainline railway station is less than 1 mile from Integration House and provides a regular service to London (Waterloo) with a journey time of approximately 50 minutes. Farnborough airport is less than 3 miles and offers business executive flights.



## local amenities

Ancells Business Park is approximately 2 miles from Fleet town centre with many major retailers, restaurants and public houses. Adjacent to the business park is the new housing development of Elvetham Heath with a Morrisons supermarket and on the Ancells Park residential scheme is a public house and a Tesco Metro.

## terms

Available on a new flexible lease/leases, for a term to be agreed.

## for further information contact the joint agents

Call now for details of the attractive rental and flexible lease packages being offered.



Email: [nigel.dickason@dbre.co.uk](mailto:nigel.dickason@dbre.co.uk)



Email [peter@hurstwarne.co.uk](mailto:peter@hurstwarne.co.uk)

The above particulars are believed to be correct and do not form part of any contract. January 2009