



# Oak House

ANCELLS BUSINESS PARK  
FLEET · HAMPSHIRE · GU51 2QW

**A modern headquarters office/business facility**

**FOR SALE FREEHOLD**

**23,350 sq.ft (2,169.20 sq m)**

Situated on a well established and popular business park close to Fleet's mainline railway station and junction 4a of the M3 motorway

**[www.oak-house.net](http://www.oak-house.net)**





## A unique opportunity to buy an impressive, detached, headquarters office/business property offered to the market by the current owner occupier

**Oak House** is a detached, self-contained, headquarters office/business property constructed in 1988/89 with 77 private parking spaces and offers a mix of office and business space on the ground floor with fitted office space on the first floor.

The ground floor currently offers a warehousing/production area of 7,513 sq ft, a staff room, presentation room, disabled persons W.C., first aid room, shower and comms room with additional air conditioning. The first floor offers mainly open plan offices with air conditioning, carpeting, a suspended ceiling and partitioning forming 12 private offices and a kitchen.

**Oak House** is suitable for a variety of uses; the whole building could be used as offices or part of the ground floor could be used for various high technology and/or warehousing purposes.

### Specification

-  Business Park Location
-  Detached and Self Contained
-  Air Conditioning to Office Areas
-  Double Height Reception
-  8 Person Passenger Lift
-  Separate Male and Female W.C.'s on Each Floor
-  Good Access to M3 (Junction 4a)
-  77 On-Site Parking Spaces



## Floor Areas

	sq ft	sq m
Ground Floor	11,691	1,086.15
First Floor	11,659	1,083.05
<b>Total</b>	<b>23,350</b>	<b>2,169.20</b>

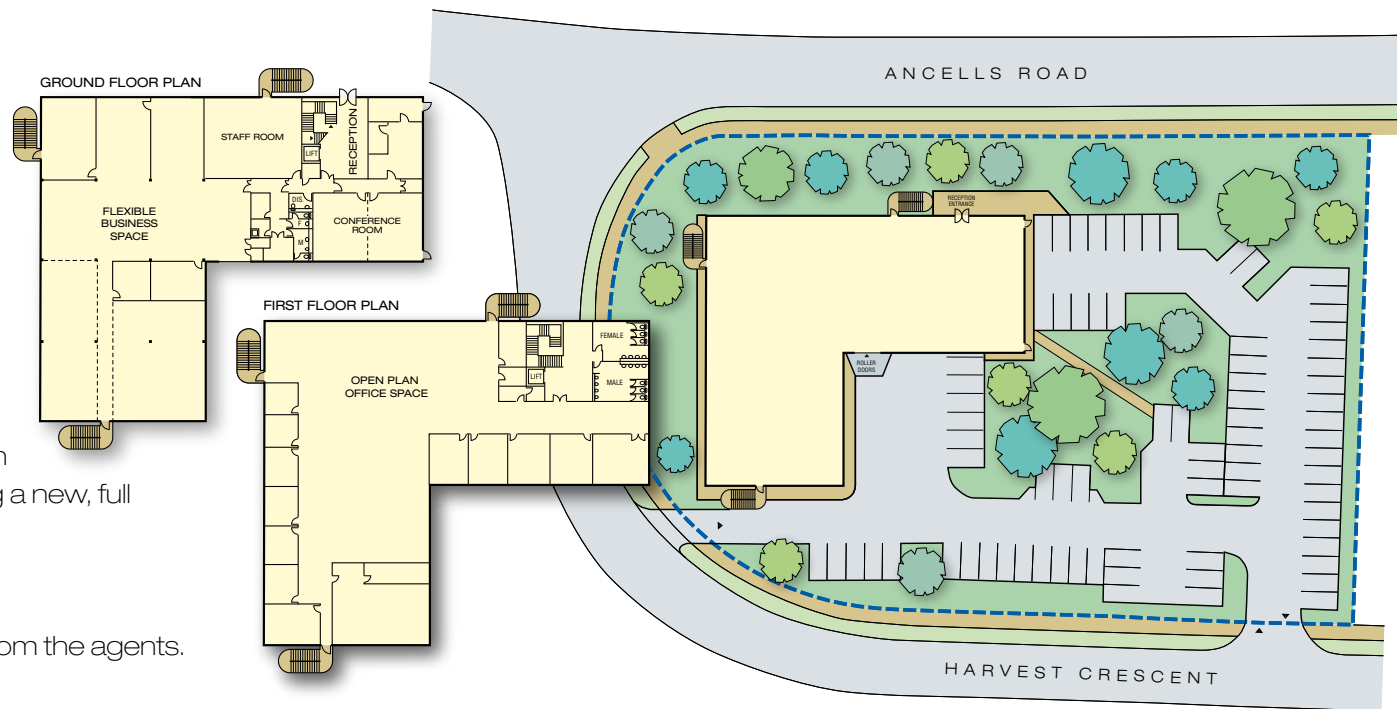
The floor areas have been calculated on a gross internal basis.

## Terms

Oak House is for sale freehold with vacant possession although consideration would also be given to granting a new, full repairing and insuring lease for a term to be agreed.

## Price/Rent

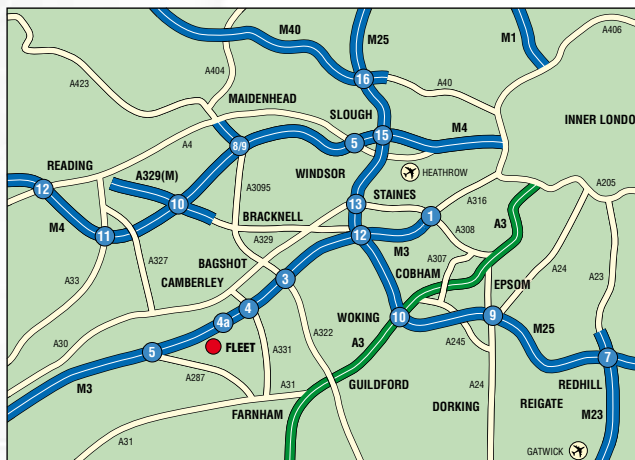
Details of the quoting price and rent can be obtained from the agents.





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## Location

Fleet is a busy commercial centre with a population of approximately 27,000, forming part of the Blackwater Valley area and is located approx. 2.5 miles from junction 4a of the M3 motorway. There is a main line railway station with a direct and regular service to London (Waterloo) with a journey time of approximately 40 mins.

Oak House is off Harvest Crescent on the established and popular Ancells Business Park, which is 1.7 miles from Junction 4a of the M3 Motorway and

only 0.4 miles from Fleet's main line railway station. The centre of Fleet is within 0.7 miles and provides shopping facilities, banks and restaurants.

Local facilities including a public house and Tesco Express are available within the residential development, Ancells Farm, which is adjacent.



## Possession & Viewing

Oak House is available for immediate occupation, subject to completion of legal formalities. For an appointment to view please contact the sole agents.

[www.oak-house.net](http://www.oak-house.net)

**Misrepresentation Act 1967:** The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

**Finance Act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

# Energy Performance Certificate

Non-Domestic Building



Murata Electronics UK Ltd  
Oak House, Harvest Crescent  
FLEET  
GU51 2QW

Certificate Reference Number:  
0893-0491-6430-6700-2403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 64

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Mixed-mode with Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 2138  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 30.87

## Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

83

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	iSBEM v4.1.e using calculation engine SBEM v4.1.e.5
<b>Property Reference:</b>	236784410000
<b>Assessor Name:</b>	David Powell
<b>Assessor Number:</b>	STRO006206
<b>Accreditation Scheme:</b>	Stroma Accreditation
<b>Employer/Trading Name:</b>	Powells EPA
<b>Employer/Trading Address:</b>	5 Grasmere road Farnborough GU14 0LE
<b>Issue Date:</b>	20 Jan 2014
<b>Valid Until:</b>	19 Jan 2024 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number: 0090-2978-0464-1640-4034**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.