



Sentinel House (Building A)

Ancells Business Park, Harvest Crescent, Fleet, GU51 2UZ

Contemporary styled office building with ample parking

1,646 sq ft
(152.92 sq m)

- Close to all local retail and leisure amenities
- High speed business grade internet connectivity, fully managed and with first class support and easy to use online portal
- Located on popular business park just a few minutes away from the M3, town centre, station with fast links to London
- Well equipped meeting rooms to hire by the hour or day

Summary

Available Size	1,646 sq ft
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
EPC Rating	Upon enquiry

Description

The office benefits from excellent natural light and modern shared facilities. There are plenty of onsite parking spaces provided for occupiers and their visitors. Access to the office is available 24/7, with the reception area manned Monday – Friday.

Location

Sentinel House is a short walk from Fleet town centre and Fleet mainline railway station, with a frequent service to London Waterloo (approximately 50 minutes).

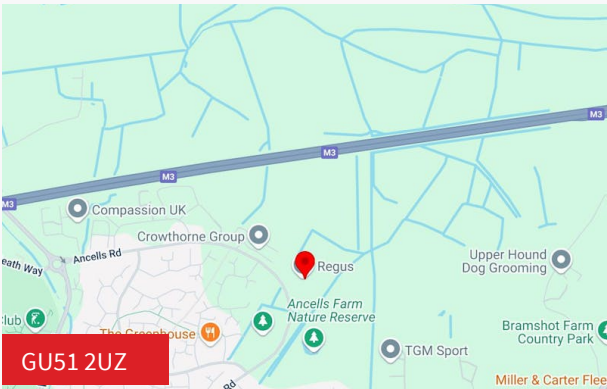
Fleet itself is close to Junction 4A of the M3 motorway providing fast access to Heathrow Airport (28 miles) and Gatwick Airport (50 miles) as well as London, the M25 and the wider motorway network.

Terms

Fully serviced offices. Terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Josie Reeves
01276 682 501 | 0782 518 2913
jreeves@curchodandco.com

David Bowen
0127 668 2501 | 07836 544 565
dbowen@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 11/06/2025

