

Sat Nav/
Post Code
GU51 2QR

LOCATION

Linea is prominently located overlooking the M3 motorway, situated in the heart of the Ancells Business Park, an established business location in one of the major commercial centres in North Hampshire.

Linea benefits from excellent communications, being just minutes from J4A/M3 that provides onward links via the M25 and locally, direct routes to neighbouring commercial centres Farnborough, Camberley and Basingstoke.

Fleet's mainline railway station is within walking distance of Linea. A range of retail and leisure amenities are also within close proximity such as the North Hants Golf Club and Fitness First Gym.

Amenities on Ancells Business Park include a retail parade with Tesco's and a Public House.

COMMUNICATIONS

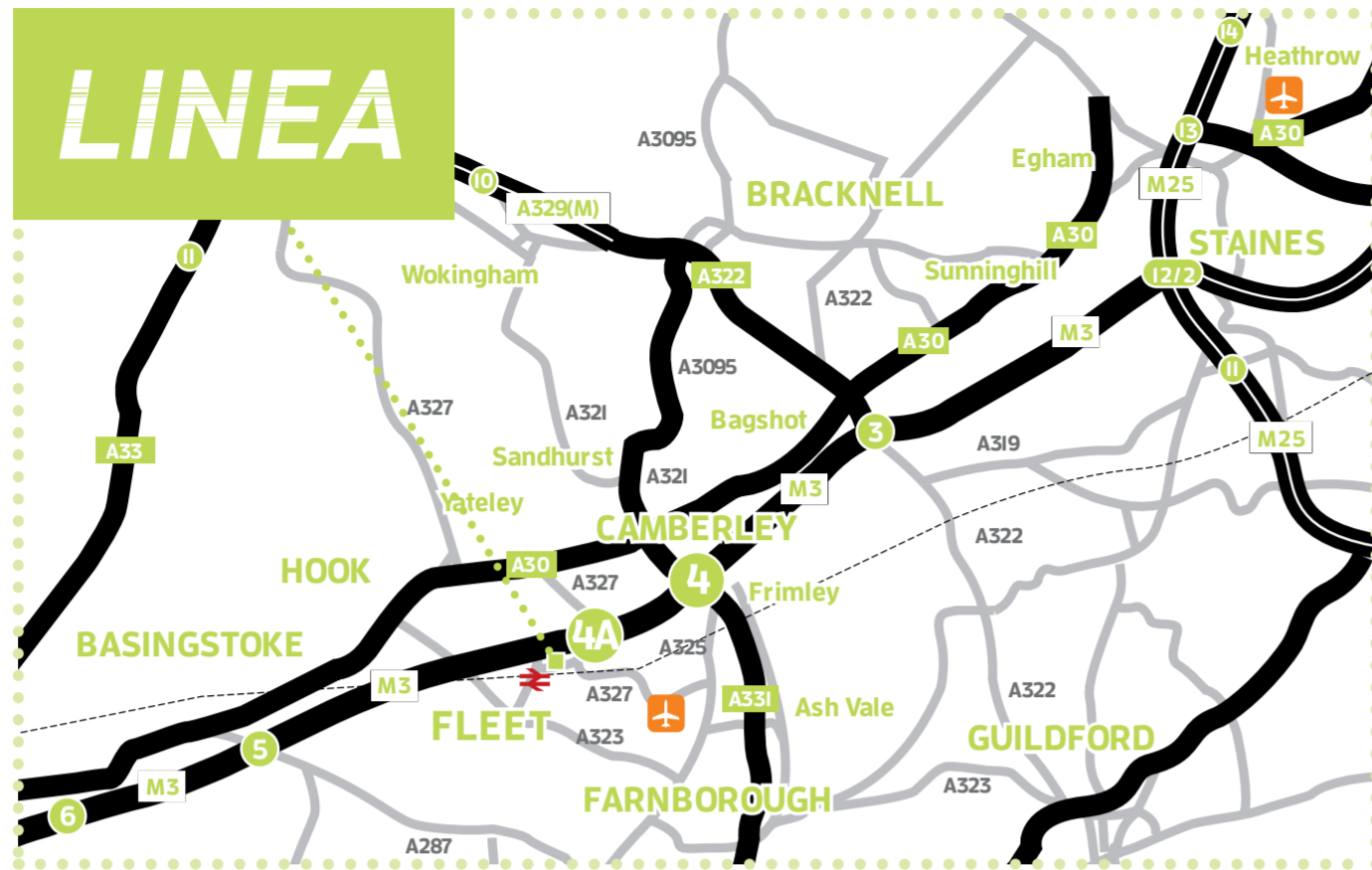
By road

M3/J4A	2 miles
M25/J12	16 miles
Farnborough	4 miles
Basingstoke	16 miles
Heathrow Airport	22 miles
London	38 miles
Southampton	45 miles

By rail from Fleet

Waterloo	39 mins
Southampton	48 mins

Times and distances are approximate and sourced from theaa.com and nationalrail.co.uk



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LINEA



Fleet, Hampshire

www.lineaoffices.co.uk



LINEA is located adjacent to the M3 junction 4A. It offers an excellent modern office, with great business location.

DESCRIPTION

Linea is a modern, three storey, self-contained, headquarters office building, set within its own landscaped courtyard and with private car parking for 99 cars.

The building has been extensively refurbished throughout including all Mechanical and Electrical, fixtures and fittings and to the highest environmental standards where possible.

Linea provides a double height reception area leading to three open plan L-shaped floorplates, with excellent natural light throughout. Each floor is set around an attractive central core with 2 x 8 person passenger lifts providing easy access.



SPECIFICATION

- Extensive refurbishment throughout
- New air conditioning and plant
- Feature double height reception
- Large open plan floors
- Excellent all round natural light
- LG7 lighting
- Full access raised floors
- 2 x 8 person passenger lifts
- 99 parking spaces (1:220 per sq ft)
- Energy Performance Certificate (EPC) rated 'C'

FLOOR AREAS

	sq ft	sq m
Second Floor	7,309	679
First Floor	7,309	679
Ground Floor	7,236	672
Total	21,854	2,030

