



A distinctive modern office development in a first class environment



Description

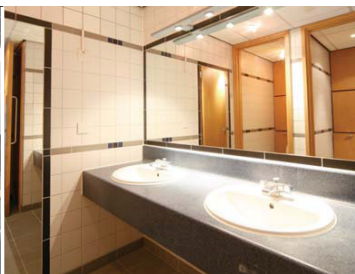
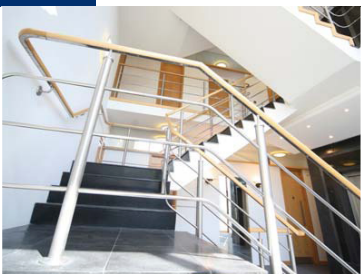
Zenith is an impressive modern three storey office building with a fully glazed double height reception with a first floor balcony.

The property has been subject to a comprehensive refurbishment to provide a first class corporate image with each floor providing an open plan internal office environment.

Situated in its own landscaped grounds with extensive car parking, Zenith offers a quality working environment close to all of the local amenities on the Ancells Farm Estate, nearby Fleet and Elvetham Heath.

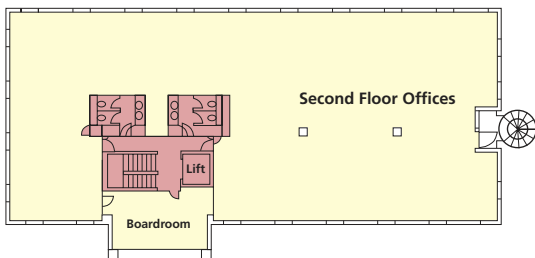
Features

- 69 on-site car parking spaces (1 : 176 sq ft)
- 10 person passenger lift
- Four pipe fan coil air-conditioning to offices
- Fully accessible raised floors
- New carpeting
- Suspended ceilings
- Male & Female WC's on each floor
- LG3 lighting in office areas
- Ground floor loading/service access
- Disabled access & disabled WC's

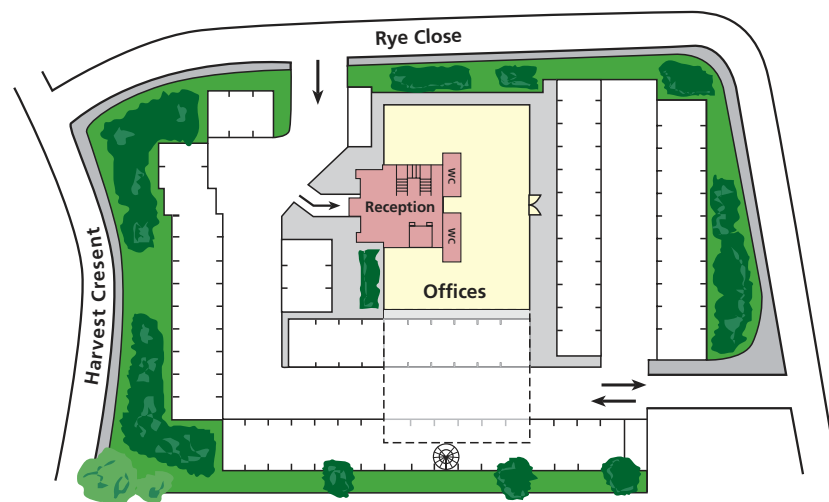


Terms

The offices are available to let on new lease terms. Further details on rent and terms upon application to the joint letting agents.



Indicative floor plan, not too scale



Accommodation

The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice:

Reception	461 sq ft	(43 sq m)
Ground floor offices	2,518 sq ft	(234 sq m)
First floor offices	4,470 sq ft	(415 sq m)
Second floor offices	4,905 sq ft	(456 sq m)
Total Area	12,354 sq ft	(1,148 sq m)

Available as a whole or on a floor by floor basis