

GROUND FLOOR STUDIO/BUSINESS UNIT IN TOWN CENTRE LOCATION WITH PARKING



TO LET

1,475 ft² (137 m²)

£9.50 ft²

STUDIO 5 AVONDALE BUSINESS CENTRE, AVONDALE ROAD, FLEET, HANTS, GU51 3PJ

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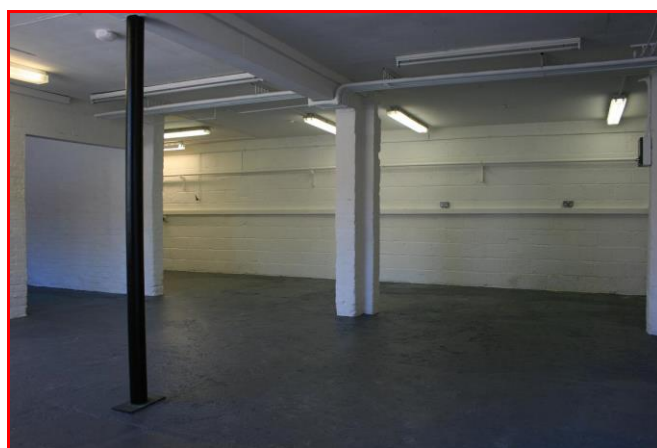
Land



- ▶ **Ground Floor Studio/Business Unit**
- ▶ **Flexible Lease Available**
- ▶ **Private Entrance**
- ▶ **Loading Door**
- ▶ **2 Reserved Parking Spaces**
- ▶ **Convenient Location Close to Town Centre and Fleet BR Station**

LOCATION

The subject property is located on the Avondale Business Centre, accessed from Fleet Road, lying within quarter of a mile of both the Town Centre facilities, Fleet BR Station (fast train to London Waterloo approx 40 minutes) and Junction 4A of the M3 Motorway serving London to the East and Southampton to the South.



DESCRIPTION

The property comprises a ground floor studio/business unit with private entrance and loading door. Studio 5 has two designated parking spaces on the scheme.

ACCOMMODATION

An approximate floor area, which comprises a mix of offices and storage:-

Total	1,475 ft²	137 m²
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LEASE

The unit is available on an easy lease format, for a term of 3 years, to potentially include tenant opt-out arrangements, thereby providing ultimate flexibility.

RENT

A rent of £14,000 pax.

SERVICE CHARGE

There is a service charge payable of £6,195 per annum (£4.20 ft²) which covers all outgoings (apart from electricity, telephone/date charges and contents insurance).

VAT

To be confirmed.

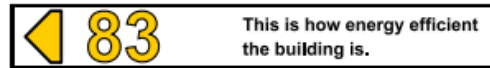
OCCUPATION

Timings to be confirmed.

LEGAL COSTS

The units on this scheme are available by way of a straight forward easy lease, such that incoming legal costs should be relatively low.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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REF No.

18/019C – Studio 5