

SMALL SELF-CONTAINED GROUND FLOOR OFFICE SUITE IN TOWN CENTRE LOCATION WITH PARKING



TO LET

185 ft² (17.1m²)

STUDIO 6 AVONDALE BUSINESS CENTRE, AVONDALE ROAD, FLEET, HANTS, GU51 3PJ

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- ▶ **Private, Self-contained Office Suite**
- ▶ **Flexible Lease Available**
- ▶ **Fully Refurbished**
- ▶ **Private WC and Kitchenette**
- ▶ **1 Reserved Parking Space**
- ▶ **Convenient Location Close to Town Centre and Fleet BR Station**

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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 fully refurbished small self-contained office suite. Suite 6 has the benefit of a private WC and kitchenette which provides a sink unit, fridge and microwave oven. It also has twin entrance doors and a designated parking space on the scheme, with further parking available locally.

ACCOMMODATION

Floor area: 185 ft² (17.1 m²)

LEASE

New lease terms with length of term by agreement.

RENT

A rent of £325 pcm.

SERVICE CHARGE

There is a service charge payable of £77 pcm, which includes heating, lighting, water rates, business rates, insurance and maintenance outgoings. Please note that the service charge does not include electricity, telephone/date charges and contents insurance.

VAT

To be confirmed.

OCCUPATION

Available for immediate occupation.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be added.



VIEWING

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

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