

SMALL GROUND FLOOR OFFICE STUDIOS IN A TOWN CENTRE LOCATION WITH PARKING

TO LET QUICK OCCUPATION AVAILABLE



185 ft² & 739 ft²

STUDIOS 6 & 7 AVONDALE BUSINESS CENTRE, FLEET ROAD, FLEET, HANTS, GU51 3PJ

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STUDIO 7

- ▶ **Ground Floor Office Suites**
- ▶ **Flexible Occupational Licences Available**
- ▶ **Private Entrance Doors to both Studios**
- ▶ **Reserved Parking Spaces**
- ▶ **Convenient Location Walking distance to Town Centre and London Line Station**

LOCATION

The subject properties are 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.



STUDIO 6

DESCRIPTION

The properties comprises self-contained ground floor office suites with toilet and kitchenette facilities. Approximate areas listed below:-

Studio 6 (Ground Floor Offices)	185 ft ²	17.22 m ²	£425 pcm	- 1 parking space
Studio 7 (Ground Floor Offices)	739 ft ²	68.65 m ²	£8,500 pax	- 2 parking spaces

OCCUPATIONAL LICENCE

The units are available on an easy licence format, for a term of 3 years, to potentially include tenant opt-out arrangements, thereby providing ultimate flexibility, terms by negotiation.

SERVICE CHARGE

TBC



STUDIO 6 ABOVE & STUDIO 7 BELOW



BUSINESS RATES

Both studios will have the benefit of the small business rates relief which means that if the premises are to be your only business property then you will be 100% exempt from paying business rates.

VAT

All rents and service charges are charged plus VAT.

OCCUPATION

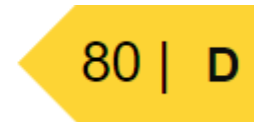
Quick occupation available.

LEGAL COSTS

Each party to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Studio 7



VIEWING

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

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REF No.

18/019C – Studios 6 & 7