

A RARE OPPORTUNITY TO LEASE THIS WELL PROPORTIONED MID-TECH BUSINESS UNIT

TO LET

1,200 ft² (111.4 m²)

£14.58 ft²

UNIT 1 AVONDALE BUSINESS CENTRE, AVONDALE ROAD, FLEET, HANTS, GU51 3FL



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- ▶ **Business Space Set Over 2 Floors**
- ▶ **Open Plan First Floor Offices**
- ▶ **Ground Floor Warehouse/Stores with Roller Shutter Loading Door**
- ▶ **Ground Floor Toilet Facility**
- ▶ **Located on the outskirts of Fleet Town Centre**
- ▶ **3 Reserved Parking Spaces**
- ▶ **Located Close to local bus routes**
- ▶ **A Short Walk to both Fleet Town Centre & Fleet Main Line Station**

LOCATION

The property is located to the North of Fleet Town Centre, favourably situated to access Fleet Main Line Station (Fast Train London Waterloo approx 40 minutes), and Junction 4A of the M3 Motorway serving London to the East and Southampton to the South.



Interior picture showing unit 4 a similar unit within the estate

DESCRIPTION

The property comprises an end of terrace Mid-Tech Industrial/Warehouse unit which benefits from ground floor storage/workshop space, accessed via an extended roller shutter loading door (height 2.4m x width 2.2m). At first floor level there is open plan office space. Features include:-

- Suspended Ceilings with inset LED lighting to the open plan offices?
- Kitchenette on the First Floor?
- Double Glazing
- Skirting trunking for Cabling?
- Loading Door
- Front Pedestrian Door
- 3 Reserved Parking Spaces

ACCOMMODATION

A Gross Internal floor area of approximately:-

Ground Floor Area	55.7 m ²	600 ft ²
First Floor Area	55.7 m ²	600 ft ²

Total Area **111.4 m² 1,200 ft²** (subject to inspection)

OCCUPATIONAL LICENCE

Available on a new flexible occupational licence, with length of term by agreement.



Interior picture showing unit 4 a similar unit within the estate

RENT

A rent of £17,500 pax plus VAT.

SERVICE CHARGE

There is a service charge payable of £4,560 per annum which covers buildings insurance, excluding contents, gas, water, maintenance & cleaning of the external, car park etc. (also excludes electricity charges, which are billed directly).

BUSINESS RATES

Information on application.

VAT

We understand from our client that VAT is chargeable on both the rent and the service charge.

OCCUPATION

Occupation date by agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)**101-125****E****124 E****VIEWING**

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

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