

FIRST FLOOR OFFICES WITHIN WALKING DISTANCE TO TOWN CENTRE WITH PARKING

TO LET

855 ft² (79.43 m²)

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



commercial property consultants

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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- ▶ **First Floor Offices**
- ▶ **Flexible Occupational Licence Available**
- ▶ **Private Entrance**
- ▶ **3 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 self-contained first floor office suite with private entrance, toilets and kitchen. Approximate areas listed below:-

Studio 3 (First Floor Offices) 855 ft² 79.43 m² £11,000 per annum - 3 parking spaces

LEASE

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

SERVICE CHARGE

There is a service charge payable is £4,061.25 per annum, the service charge covers a number of outgoing including buildings insurance (but excluding contents insurance), gas, electric, water, maintenance & cleaning of the external, car park etc.

BUSINESS RATES

A rateable value of £4,850, so if this is to be your only business premises, then you will benefit from full business rates relief. We advise interested parties to check this information with Hart District Council.

LEGAL COSTS

The units on this scheme are available by way of a straight forward occupational licence.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

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

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU
Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

Neil Hockley
Hollis Hockley
1 Alexandra Road
Farnborough
GU14 6BU
01252 545848
07770 925870
nph@hollishockley.co.uk

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