

# Industrial / Warehouse TO LET

**HOLLIS  
HOCKLEY**



## Unit 3 Avondale Business Centre, Avondale Road, Fleet, GU51 3PJ

Two-story business unit presented in good order throughout

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,200 sq ft / 111.48 sq m
<b>Rent</b>	£1,900 per annum plus VAT
<b>Service Charge</b>	£4,500 per annum
<b>Rates Payable</b>	£6,696 per annum
<b>Rateable Value</b>	£15,500
<b>EPC Rating</b>	D (80)

### Key Points

- Ground Floor workshop/warehouse
- On site parking with loading door
- Short walk to both Fleet BR station & town centre
- Open plan first floor offices
- Flexible lease terms available

# Unit 3 Avondale Business Centre, Avondale Road, Fleet, GU51 3PJ

## 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.

## LOCATION

The subject property is located on the Avondale Business Centre, accessed from Avondale Road, off Fleet Road, lying within quarter of a mile of both the town centre facilities and Fleet BR station (Waterloo / Southampton line).

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	600	55.74	Available
1st - Office	600	55.74	Available
<b>Total</b>	<b>1,200</b>	<b>111.48</b>	

## TERMS / OCCUPATION

Available by way of a new flexible lease, providing early and easy occupation, with flexible termination possibilities.

## RENT

£19,000 per annum exclusive, plus VAT.

## BUSINESS RATES

April 26/27 rateable value is £15,500 pa

Rates payable £6,700 pa

We ask interested parties to check this information with Hart District Council due to all the changes in the Uniform Business Rate and transitional relief that are being given following the Autumn budget, 01252 622122.

## SERVICE CHARGE

There is a service charge payable of approximately £4,500 per annum which covers buildings insurance, excluding contents, gas, water, maintenance & cleaning of the external, car park etc.

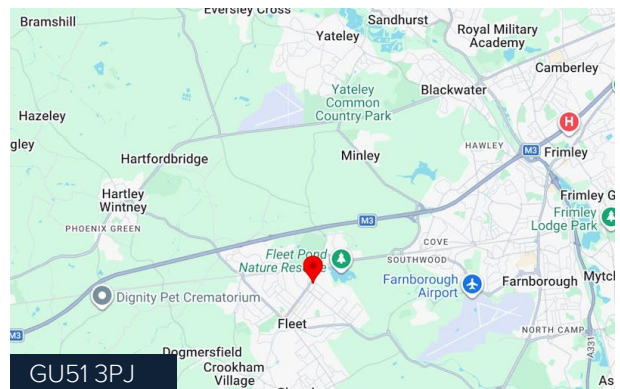
This excludes electricity charges, which are billed directly and business rates.

## EPC

EPC Rating - D/80

## VAT

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



## Viewing & Further Information

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