Industrial / Warehouse

TO LET

HOLLIS HOCKLEY



Unit 2 and/or Unit 3, Avondale Business Centre, Avondale Road, Fleet, GU51 3FL

2 x mid-tech business units available, can be taken separately or as one

Summary

Tenure	To Let
Available Size	1,200 to 2,400 sq ft / 111.48 to 222.97 sq m
Rent	£19,000 - £38,000 per annum plus VAT per unit
Service Charge	£4,500 per annum per unit
Rates Payable	£6,696 per annum per unit
Rateable Value	£15,500

Key Points

- Units are adjoining so could be taken as one
- Open plan first floor offices plus kitchenette
- Short walk to both Fleet BR station & town centre
- Business space set over 2 floors
- Ground Floor workshop/warehouse with roller shutter loading door/s
- Flexible lease terms available

Unit 2 and/or Unit 3, Avondale Business Centre, Avondale Road, Fleet, GU51 3FL

DESCRIPTION

2 x adjoining Industrial/Warehouse units which can be taken separately or as one. There is 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.

Option to lease 1 unit or combine 2 units if required.

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.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 2 - Warehouse	600	55.74	Available
1st - Unit 2 - Office	600	55.74	Available
Unit - Unit 3 - Warehouse	600	55.74	Available
1st - Unit 3 - Office	600	55.74	Available
Total	**2,400**	**222.96**	

TERMS / OCCUPATION

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

RENT

1x unit - £19,000 pax plus VAT

2x units - £38,000 pax plus VAT

BUSINESS RATES

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

Rates payable £6,700 pa per unit.

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 budge, 01252 622122.

SERVICE CHARGE

There is a service charge payable of approximately £4,500 per annum per unit, 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.

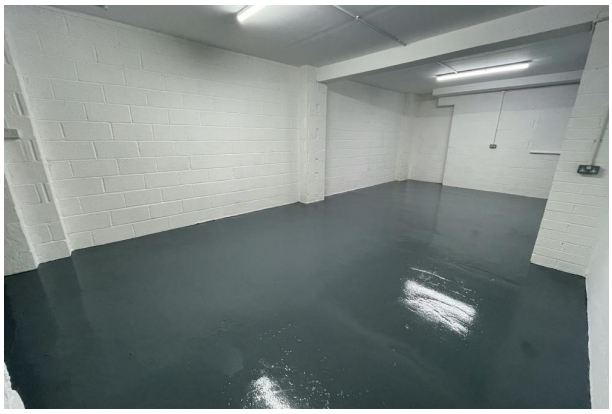
EPC

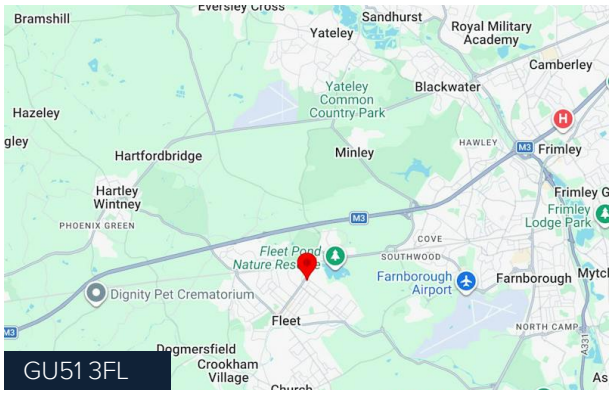
EPC Rating - D/80

VAT

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







Viewing & Further Information

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CLAIRE HUCKSON

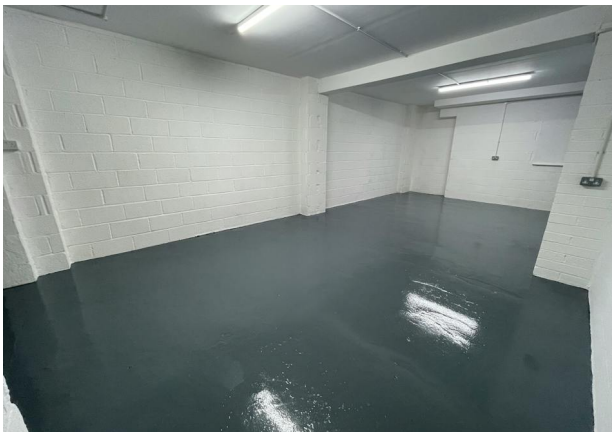
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3
4






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