



## Suite 3 Avondale Business Centre, 55 Fleet Rd, Fleet, GU51 3PJ

First floor office close to Fleet town centre

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	855 sq ft / 79.43 sq m
<b>Rent</b>	£9,250 per annum
<b>Service Charge</b>	Upon Enquiry
<b>EPC Rating</b>	D (80)

### Key Points

- Flexible leasing arrangements
- Highley competitive rental terms
- 2 Reserved car parking spaces
- Central Fleet town centre location
- Low running costs

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## DESCRIPTION

Avondale Business Centre is an imaginative modern business centre, providing a flexible arrangement of studios, and office suites in a courtyard position.

Suite 3 is located on the first floor, and provides an open plan area, with separate meeting room, kitchen and WC facilities. It also benefits from air conditioning, and has 2 allocated car parking spaces.

## 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.

## ACCOMMODATION

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
Studio 3 - First Floor Office	855	79.43	£11,000 /annum

## TERMS

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

## LEGAL COSTS

Legal costs are intended to be minimal, with a simple lease structure. Further details upon application.

## SERVICE CHARGE

There is a service charge payable is £4,488.75 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.

## EPC

Suite 3 - D/80.

## 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.

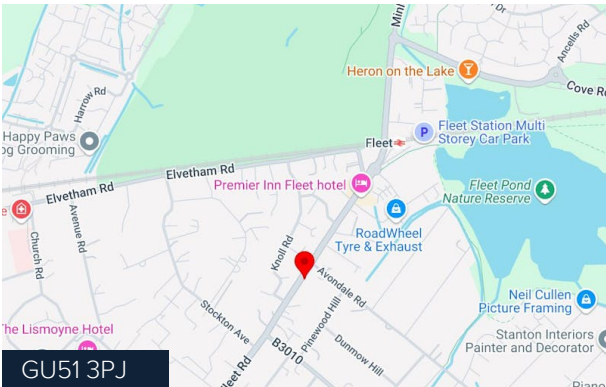
## RENT / VAT

£9,250 per annum.

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

## ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

### CLAIRE HUCKSON

01252 545 848 | 07736679296  
claire.huckson@hollishockley.co.uk

### NEIL HOCKLEY

01252 545848 | 07770 925870  
neil.hockley@hollishockley.co.uk

### DAVID SAVAGE (CLARE & CO)

01252 415 900  
ds@clareandcompany.co.uk

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