



Studio 7 Avondale Business Centre, 55 Fleet Rd, Fleet, GU51 3PJ

Self-contained small office suite with on-site car parking

Summary

Tenure	To Let
Available Size	720 sq ft / 66.89 sq m
Rent	£12,000 per annum
Service Charge	£5.50 per sq ft
Business Rates	Upon application
EPC Rating	C (80)

Key Points

- Private, ground floor office suite
- Flexible occupational licences available
- Reserved car parking spaces
- Walking distance to town centre & Fleet BR station

Studio 7 Avondale Business Centre, 55 Fleet Rd, Fleet, GU51 3PJ

DESCRIPTION

Fully refurbished, self-contained office suite with the benefit of a private WC and kitchenette incorporating a sink unit, fridge and microwave oven, and own private entrance door.

The suite has 2 allocated car parking spaces, plus further parking available locally

LOCATION

Avondale Business Centre is located in a highly convenient position off Fleet Road and Avondale Road, being within a short walk of both Fleet mainline BR station (Waterloo/Southampton) and Fleet town centre shopping facilities.

The M3 at Junction 4A is within a five minute drive, providing easy access to the main road network.

Studio 7 is accessed through the archway in Fleet Road GU51 3PJ.

TERMS

The unit is available on an easy licence format, for a term of 3 years, which can include tenant opt-out arrangements, thereby providing ultimate flexibility, terms by negotiation.

RENT

£12,000 per annum exclusive (plus VAT)

SERVICE CHARGE

A service charge of £5.50 per sq ft which covers buildings insurance (but excluding contents insurance), gas, electric, water, maintenance & cleaning of the external, car park.

BUSINESS RATES

100% Small Unit Business Rate Relief should be applicable, subject to status.

VAT

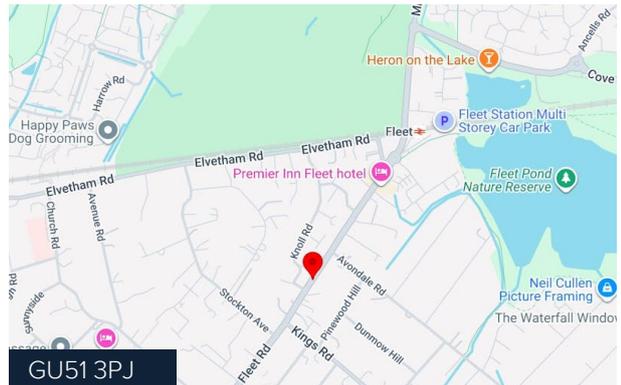
All rents and service charges are charged plus VAT.

OCCUPATION

Available immediately.

LEGAL COSTS

Each party to pay their own legal costs.



Viewing & Further Information

NEIL HOCKLEY

01252 545848 | 07770 925870

neil.hockley@hollishockley.co.uk

CLAIRE HUCKSON

01252 545 848 | 07736679296

claire.huckson@hollishockley.co.uk

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Generated on 25/03/2026