



Studios 6 & 7 Avondale Business Centre, 55 Fleet Rd, Fleet, GU51 3PJ

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

Summary

Tenure	To Let
Available Size	185 to 739 sq ft / 17.19 to 68.66 sq m
Rent	£425.00 per month
EPC Rating	C (80)

Key Points

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

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DESCRIPTION

Fully refurbished, self-contained office suites with the benefit of a private WC and kitchenettes incorporating a sink unit, fridge and microwave oven, and their own private entrance doors.

Parking: -

Studio 6 - 1 car parking space

Studio 7 - 2 car parking spaces

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.

Note: Studio 7 is accessed through the archway in Fleet Road GU51 3PJ, and Studio 6 is accessed off Avondale Road GU51 3FL.

ACCOMMODATION

Name	sq ft	sq m	Availability
Ground - Studio 6	185	17.19	Let
Ground - Studio 7	739	68.66	Under Offer

TERMS

The units are 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

Studio 6 - £425 per month inclusive (plus VAT)

Studio 7 - £8,500 per annum exclusive (plus VAT)

SERVICE CHARGE

Studio 6 is available on an inclusive rent so no service charge is applicable.

Studio 7 has a service charge of £5.00 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

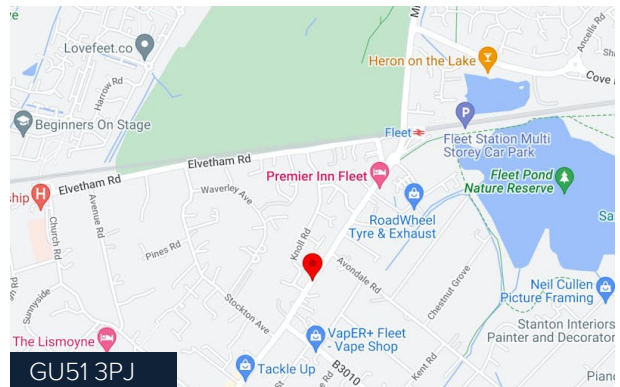
All rents and service charges are charged plus VAT.

OCCUPATION

Available immediately.

LEGAL COSTS

Each party to pay their own legal costs.



Viewing & Further Information

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