

# A WELL PROPORTIONED MID-TECH BUSINESS UNIT

## TO LET

1,200 ft<sup>2</sup> (111.4 m<sup>2</sup>)

£15.83 ft<sup>2</sup>

## UNIT 3 AVONDALE BUSINESS CENTRE, AVONDALE ROAD, FLEET, HANTS, GU51 3FL



commercial property consultants

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- ▶ **Business Space Set Over 2 Floors**
- ▶ **Open Plan First Floor Offices Plus Kitchenette**
- ▶ **Ground Floor Warehouse/Stores with Roller Shutter Loading Door**
- ▶ **Ground Floor Toilet Facility**
- ▶ **Located on the outskirts of Fleet Town Centre**
- ▶ **3 Reserved Parking Spaces**
- ▶ **Located Close to local bus routes**
- ▶ **A Short Walk to both Fleet Town Centre & Fleet Main Line Station**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## 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.



A ground floor historic interior picture showing unit 4 a similar unit within the estate

## 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. Features include:-

## ACCOMMODATION

Approximate floor areas:-

Ground Floor Area	55.7 m <sup>2</sup>	600 ft <sup>2</sup>
First Floor Area	55.7 m <sup>2</sup>	600 ft <sup>2</sup>
<b>Total Area</b>	<b>111.4 m<sup>2</sup></b>	<b>1,200 ft<sup>2</sup></b>

## LEASE

Available on a new occupational licence, with length of term by agreement.

## RENT

A rent of £19,000 pax plus VAT.



Historic first floor interior picture showing unit 4 a similar unit within the estate

## SERVICE CHARGE

There is a service charge payable of approximately £4,500 per annum which covers buildings insurance, excluding contents, water, maintenance & cleaning of the external, car park etc. (the aforementioned excludes electricity charges, which are billed directly and business rates).

## BUSINESS RATES

A rateable value of £15,500, this should compute to around £6,700 for one year payable, however, 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.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

**D**

80 D

## VIEWING & FURTHER INFORMATION:

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## REF No.18/018C – Unit 3

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