

# OFFICE SUITE

## TO LET

855 sq ft (79.48 sq m)

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### **SUITE 3, AVONDALE BUSINESS CENTRE, FLEET ROAD, FLEET, HANTS, GU51 3PJ**

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Rent - £9,500 per annum exclusive



- ▶ Private on site parking
- ▶ Flexible lease terms
- ▶ Kitchenette and WC facilities
- ▶ Meeting room
- ▶ Modern lighting
- ▶ Electric heating



commercial property consultants

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Regulated by RICS

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## **LOCATION**

Avondale Business Centre is located in the centre of Fleet, within easy walking distance of the main line station and The Hart Centre. Junction 4A of the M3 motorway is a short driving distance from the development.

## **DESCRIPTION**

Avondale Business Centre comprises a mix of office and industrial premises, each of which entirely self contained.

The floor area is 855 sq ft (79.48 sq m).

## **TERMS**

The office suite is available for a term of up to three years under a flexible tenancy agreement which can include tenant's break clauses.

## **SERVICE CHARGE**

A service charge is payable to cover business rates, water rates, building's insurance, security, central heating, electricity and upkeep of the site. The service charge equates to approximately £4.75 per sq ft.

## **RENT**

£9,500 per annum exclusive.

## **POSSESSION**

Possession can be granted upon completion of a tenancy agreement which is prepared by the landlord.

## **LEGAL COSTS**

Each party is to be responsible for its own legal costs.

## **VIEWING**

Strictly by appointment with the Agents, Clare & Co:  
**01252 710744 / [sales@clareandcompany.co.uk](mailto:sales@clareandcompany.co.uk)**

## **REF NO**

O/115/4/7/11