

SMALL GROUND FLOOR OFFICE/STUDIO/ WORKSHOP CLOSE TO TOWN CENTRE WITH PARKING



TO LET

739 ft² (68.65 m²)

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

STUDIO 7 AVONDALE BUSINESS CENTRE, FLEET ROAD, FLEET, HANTS, GU51 3PJ

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- ▶ **Ground Floor Workshop/Office Suite**
- ▶ **Occupational Licence Available**
- ▶ **Private Entrance Door into the Studio/Suite**
- ▶ **2 Reserved Parking Spaces**
- ▶ **Convenient Location Walking distance to Town Centre and London Line Station**

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.



DESCRIPTION

The studio comprises a self-contained ground floor office studio/suite with a kitchenette facility and a shared toilet with one other office suite.



Approximate areas listed below:-

Studio 7 (Ground Floor Offices) 739 ft² 68.65 m² £12,000 pax - 2 parking spaces

OCCUPATIONAL LICENCE

The unit is available on an easy licence format, for a term of 3 years, to potentially include tenant opt-out arrangements by agreement.

SERVICE CHARGE

Unit 7 is a figure of £3,800 per annum plus VAT. This covers Gas, Electric, Water, Building Insurance, cleaning of car park and Signage. It does not cover business rates but there is Small Business Rate relief available to eligible businesses.

BUSINESS RATES

The rateable value for Studio 7 is £7,900, this means that if the property is to be your only business premises then you will qualify for the small business rates relief giving 100% rates relief.

VAT

All rents and service charges are charged plus VAT.

OCCUPATION

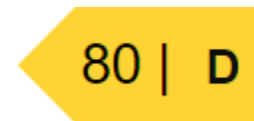
Quick occupation available.

LEGAL COSTS

Each party to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Studio 7



VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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REF No.

18/019C – Studio 7