



**Owen
Isherwood**
CHARTERED SURVEYORS

TO LET

1st year at 50% Rent

MODERN FIRST FLOOR OFFICE SUITE
Significant Parking Allocation (11 Spaces)
1,024 - 2,324 sq. ft. (95.13 - 215.91 sq. m.)

Unit 2 & 3 Ridgeway Office Park, Petersfield GU32 3QF

LOCATION

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth Road, approximately 18 miles from a fast and frequent train service to London Waterloo (1 hour) and to Portsmouth (35 minutes). Ridgeway Office Park is situated on the well-established Bedford Road Business Park; within a few minutes walk of Petersfield town centre.

DESCRIPTION

Unit 3 is a brick built, mid terrace, first floor modern office unit built to a high specification. The first-floor suite is predominantly open plan and will be left in refurbished condition following vacation by the existing occupier.

ACCOMMODATION

1st Floor	1,024 sq. ft.	95.13 sq. m.
1st Floor	1,300 sq. ft.	120.77 sq. m.
Total	2,324 sq. ft.	215.91 sq. m.

11 parking spaces are available with the whole office suite.

TENURE

A new effective full repairing and insuring lease with terms to be agreed.

RENT

A quoting rent of £14,350 - £32,500 per annum (£14 psf).

Incoming tenant will only pay 50% of rent in the first year (6 months rent free).

RATES

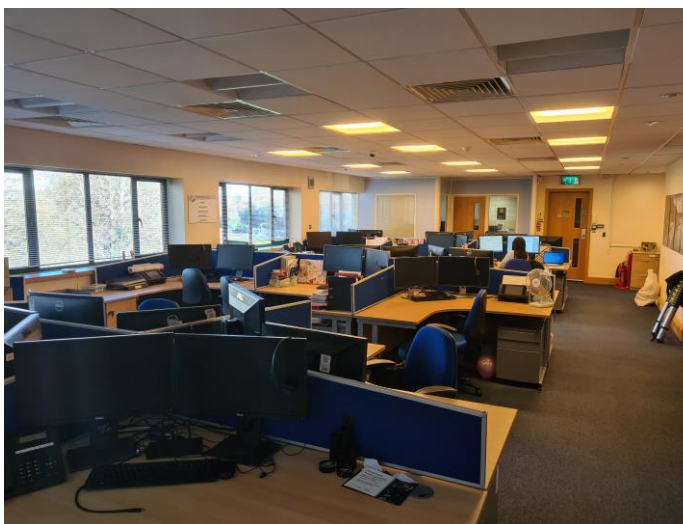
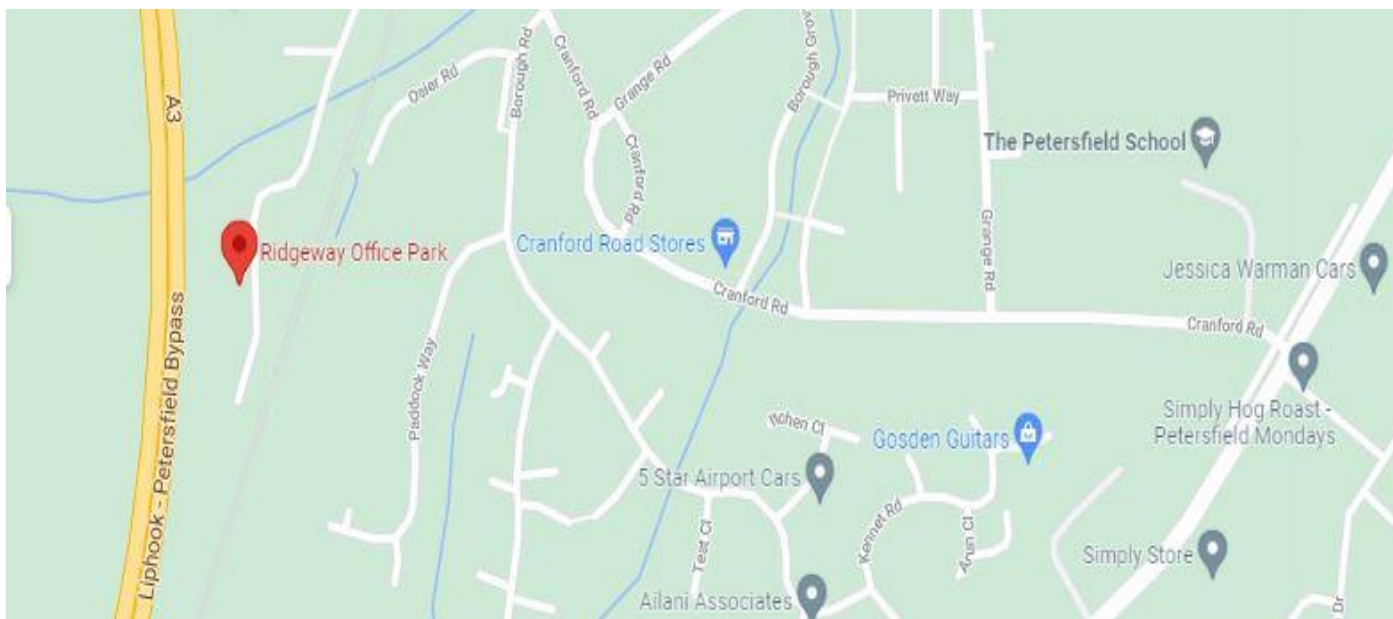
Rateable Value: £25,250

Rates Payable: £12,928 per annum

The above is an approximate figure with the existing rates assessment due to be split.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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