



**First Floor Unit 3 Ridgeway Office Park, Bedford Road, Petersfield,  
GU32 3QF**

**MODERN FIRST FLOOR OFFICE SUITE**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	1,024 to 2,324 sq ft / 95.13 to 215.91 sq m
<b>Rent</b>	£14,350 - £32,500 per annum
<b>EPC Rating</b>	C (62)

**Key Points**

- Built to a High Specification
- Refurbished Condition
- 11 Allocated Parking Spaces
- Predominantly Open Plan
- Accommodation can be split or taken as a whole
- \*6 Months Rent Free Available\*



## Description

Unit 3 is a brick built, mid terrace, modern first floor office suite built to a high specification.

The first floor suite is predominantly open plan and will be left in a refurbished condition following vacation by the existing occupier and can be split into 2 suites or taken as a whole.

11 allocated parking spaces. Additional parking spaces may be available from the freeholder by way of separate negotiation.

## Location

Ridgeway Office Park is an attractive, development of modern offices within an established business park location on the edge of Petersfield town centre, close to the shopping area, main line train station and other amenities.

Bedford Road connects directly with the A3, which provides access to Portsmouth to the south, London to the north and the M25 with the national motorway network beyond. Petersfield mainline railway station provides a fast and regular service between Portsmouth and London Waterloo.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,024	95.13	Available
1st - Office	1,300	120.77	Available
<b>Total</b>	<b>2,324</b>	<b>215.90</b>	

## Terms

Available by way of a new Full Repairing Insuring Lease for a term to be agreed at a rent of :-

1,024 sq.ft - £14,350 pa

1,300 sq.ft - £18,200 pa

2,324 sq.ft - £32,500 pa

\*6 Months Rent Free Available\*

## Rateable Value

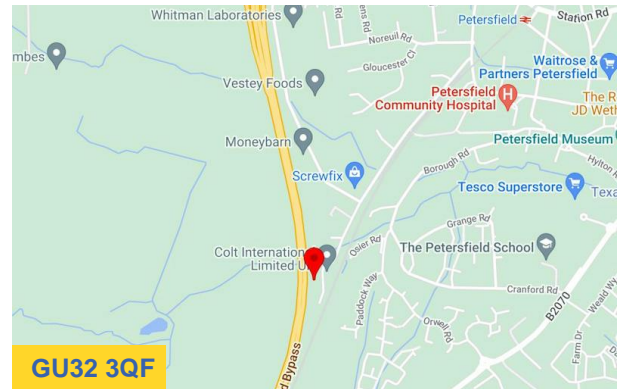
Rateable Value £25,250

You are advised to make your own enquiries in this regard with the Local Authority before making a commitment to lease.

## Other Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

Unless otherwise stated all rents are exclusive of VAT.



## Viewing & Further Information

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