



**First Floor, Ideal House, Petersfield Business Park, Bedford Road,  
Petersfield, GU32 3QA**

Modern 1st Floor Office Premises

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	3,331 sq ft / 309.46 sq m
<b>Rates Payable</b>	£17,536 per annum
<b>Rateable Value</b>	£34,250
<b>EPC Rating</b>	C (67)

**Key Points**

- Open Plan Office
- Kitchenette
- Lift to 1st Floor
- Air Conditioning
- 19 Allocated Parking Spaces



## Description

Ideal House was built in 1989 and is of modern two storey construction with brick elevations under a pitched tiled roof, the property also benefits from having a lift to the first floor.

The open plan offices have been refurbished to incorporate new carpets, suspended ceilings and lighting, central heating, air conditioning, perimeter trunking and a kitchenette.

There are separate male and female WCs, including disabled facilities and excellent private car parking with 19 allocated spaces.

## Location

Petersfield is a strong market town located on the A3 corridor and Ideal House is on the fringe of the Town Centre with the mainline Railway Station (London to Waterloo approx. 60 minutes), shops, restaurants and other amenities within a short distance of the property.

The offices present an ideal opportunity to occupy a prestigious building in a very accessible and strategic location. The A3 provides a fast link to London, Guildford and Junction 10 of the M25 via the new Hindhead Tunnel. There is also excellent access to the South Coast towns of Chichester, Southampton and Portsmouth.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	3,331	309.46	Available
<b>Total</b>	<b>3,331</b>	<b>309.46</b>	

## Terms

Available by way of a new Full Repairing Insuring Lease for a term to be agreed at a rent of £12 per sq.ft

## Business Rates

Rateable Value £34,250

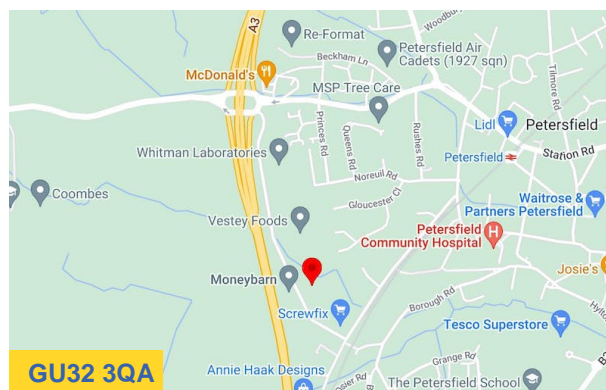
You are advised to make your own enquiries of the Local Authority before making a commitment to lease.

## Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - All prices, premiums & rents etc. are quoted exclusive of VAT at the prevailing rate.

Service Charge & Buildings Insurance will also be payable.



## Viewing & Further Information

**Stuart Mitchell**

023 9237 7800

stuart@hi-m.co.uk

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