



## Unit 1 & 1a Penns Road, Petersfield, GU32 2EW

TWO STOREY OFFICE / SHOWROOM PREMISES

### Summary

Tenure	For Sale
Available Size	7,050 sq ft / 654.97 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- Commercial Premises
- Highly Visible Position
- Suitable for a Variety of Uses
- 12 Car Parking Spaces
- Office with Studio / Showroom / Workshop

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## Description

Unit 1, at the front of the premises, comprises 2 storey brick built offices and showroom with a separate ground floor office suite. The building benefits from central heating and passenger lift and is arranged as private offices/meeting rooms.

Unit 1A, to the rear of the premises, is again 2 storey and is suitable for office, studio, storage or workshop uses.

## Location

The properties occupy a highly visible position on the corner of Penns Road and Station Road alongside the level crossing close to Petersfield Town Centre and mainline Railway Station with London Waterloo only 1 hour away.

The A3, providing access to Portsmouth, Guildford and London, is within 3 minutes drive.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - Unit 1 Main Building	1,752	162.77	To Let	Available
Unit - Unit 1 Front Showroom	372	34.56	To Let	Available
Unit - Unit 1 First Floor	2,246	208.66	To Let	Available
Unit - Unit 1a Ground Floor	1,400	130.06	To Let	Available
Unit - Unit 1a First Floor	1,280	118.92	To Let	Available
<b>Total</b>	<b>7,050</b>	<b>654.97</b>		

## Viewings

Due to the large number of applicants we are having open viewing sessions;

31st August 2022 between 9.30 - 12.30

6th September 2022 between 2pm - 4.30

## Terms

Freehold for Sale, Price on Application

## Other Costs

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

VAT - Unless otherwise stated all costs & prices are exclusive of VAT

## EPC Rating

Unit 1 Penns Road - Band E (113)

Unit 1a Penns Road - Band E (120)

## Joint Agent

Lambert Smith Hampton

Robin Dickens 07977 519333 RDickens@lsh.co.uk

Elise Evans 07703 393120 eevans@lsh.co.uk



## Viewing & Further Information

Stuart Mitchell

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