



**COUNCIL OFFICES PENNS PLACE, PETERSFIELD, GU31
4EX**

OFFICE TO LET

43,132 SQ FT (4,007.09 SQ M)



Summary

Mixture of open plan and cellular office accommodation - To Let

Available Size 43,132 sq ft

Rent £425,000 per annum

Business Rates Upon Enquiry

EPC Rating D (77)

- 1.5 miles to the Town Centre
- Mixture of open plan and cellular office accommodation
- Large parking provisions
- Located within the South Downs National Park
- Good road communications
- Self-contained with car parking



Location



**Council Offices Penns Place,
Petersfield, GU31 4EX**

The property lies on the eastern fringe of Petersfield approximately 1.5 miles east of the town centre, 2 miles from the mainline railway station, with the nearest junction of the A3 approximately 2.2 miles to the north west.



Further Details

Description

The main reception to the building is two storey, believed to be constructed on a steel frame with brick elevations, upper elevations clay tile hung, under pitched concrete tiled roofs served by pressed steel rainwater goods.

There are two substantial wings off the rear of the building, with that to the north being two storey constructed on a steel frame with elevations comprising a mixture of horizontal profile steel cladding, together with continuous runs of ground and first floor windows set over and between areas of cement rendering.

Internally the property includes a passenger lift to the central block.

Accommodation

The accommodation comprises of the following IPMS3 areas:

Name	sq ft	sq m
Ground	22,497	2,090.04
1st	20,635	1,917.05
Total	43,132	4,007.09

Terms

The property is available on a new lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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Petersfield Rugby Club

Pumping Station

Penns Place
(District Council Office)

El
Sub Sta

Pavilion

0 25 50 m

**East
Hampshire**
DISTRICT COUNCIL

Penns Place, Petersfield, GU31 4EX

Scale 1:1,250

Date: 12-11-2021

