



Unit 1B, Rookery Farm, Ramsdean, Petersfield, GU32 1RU

Office Premises in Attractive Rural Location

Summary

Tenure	To Let
Available Size	1,223 sq ft / 113.62 sq m
Rent	£14,000 per annum
Rates Payable	£5,988 per annum
Rateable Value	£12,000
EPC Rating	D (86)

Key Points

- Attractive Rural Location
- Boardroom
- Fibre broadband available on site
- 3 Separate Office Spaces
- 5 Parking Spaces + Visitor Spaces



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Description

The accommodation has been created out of a refurbished former farm building of traditional brick construction formed under a slate roof, with extensive on-site car parking. Unit 1b has 5 allocated parking spaces along with visitor parking spaces.

Internally, the accommodation is arranged as open plan main office, 3 separate offices, a boardroom, reception, lobby and kitchen, all having LED lighting, full carpeting, electric wall heating and large open plan staff area. It also benefits from separate ladies and gents WCs. Fibre broadband is available on site.

Location

The property is situated in a pleasant, easily accessible rural location approximately two miles west of Petersfield and less than three miles from the junction of the A272 and the A3 Petersfield By-pass. Sitting at the top of the hill at Ramsdean, the building looks due south across open countryside to Butser Hill.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Main Office	785	72.93	Available
Unit - Office 2	176	16.35	Available
Unit - Office 3	89	8.27	Available
Unit - Boardroom	173	16.07	Available
Total	1,223	113.62	

Terms

Available by way of a new full repairing insuring lease for a term to be agreed at a rent of £14,000 per annum

Business Rates

Rateable Value £12,000 per annum

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

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts and landscaping management fees.

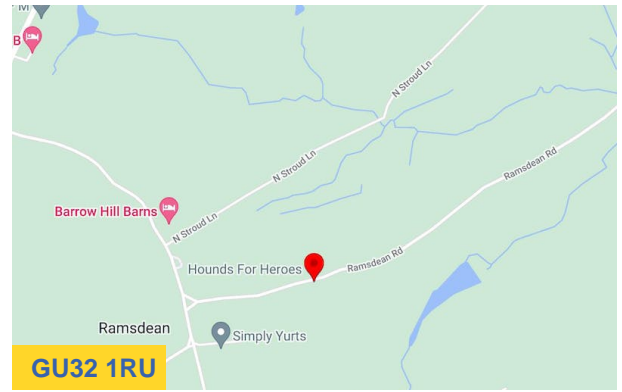
Buildings Insurance will also be payable.

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

VAT - Unless otherwise stated all costs and rent are exclusive of VAT.

Video

- Video Tour 1 - <https://vimeo.com/880134345>
- Video 2 - <https://vimeo.com/880135881>



Viewing & Further Information

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