



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Trade Counter, Warehouse
TO LET



Unit 4 Petersfield Business Park, Bedford Road, Petersfield, GU32 3QA

Industrial / Warehouse with Mezzanine Offices & Storage

Summary

Tenure	To Let
Available Size	3,894 sq ft / 361.76 sq m
Rent	£30,000 per annum
Rates Payable	£14,464 per annum
Rateable Value	£28,250

Key Points

- Ground Floor Reception / Trade Counter
- Fully Fitted First Floor Offices
- Mezzanine Storage
- Full Height Concertina Loading Door
- Allocated Parking
- EPC - E101



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Description

Unit 4 is an end of terrace industrial / warehouse unit of steel portal frame construction with brick and block, part insulated profile steel clad elevations under an insulated profile steel roof.

Internally the unit has first floor office accommodation with suspended ceiling, heating, carpeting and lighting along with additional first floor mezzanine storage.

The unit benefits from male and female w.c.'s, a full height concertina loading door, reception and staff room.

Location

Petersfield Business Park is located to the south west of Petersfield Town Centre via Bedford Road which connects with the A3(M) to Guildford and the M25 to the north and Portsmouth and the M27 to the south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	3,000	278.71	Available
Mezzanine - Office / Storage	894	83.06	Available
Total	3,894	361.77	

Terms

Available by way of a new Full Repairing and Insuring Lease for a term to be agreed at a rent of £30,000 per annum

Business Rates

Rateable Value £28,250 (Source: VOA Website)

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

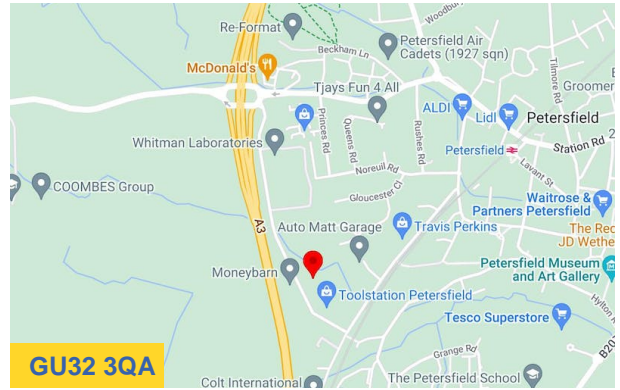
Other Costs

Service Charge - A service charge will be payable to cover costs such as maintenance and repair of common parts, landscaping and management fees.

Buildings Insurance- Buildings insurance will be payable by the ingoing tenant.

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

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



Viewing & Further Information

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