



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE OR TO LET

5 Bedford Road, Petersfield GU32 3LJ

An opportunity to acquire 2 brand new industrial units

KEY FEATURES

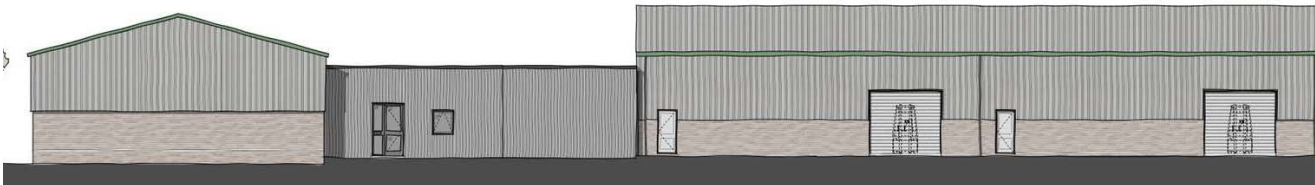
2 New Warehouse units

Established Industrial Location

Close Proximity to A3



60.0m DATUM



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Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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Description

An opportunity to acquire 2 brand new industrial units.

To the front of the site, planning permission has been granted for the demolition of the current single storey property and the construction of 2 new warehouse units.

The planning consent can be viewed on the following link -

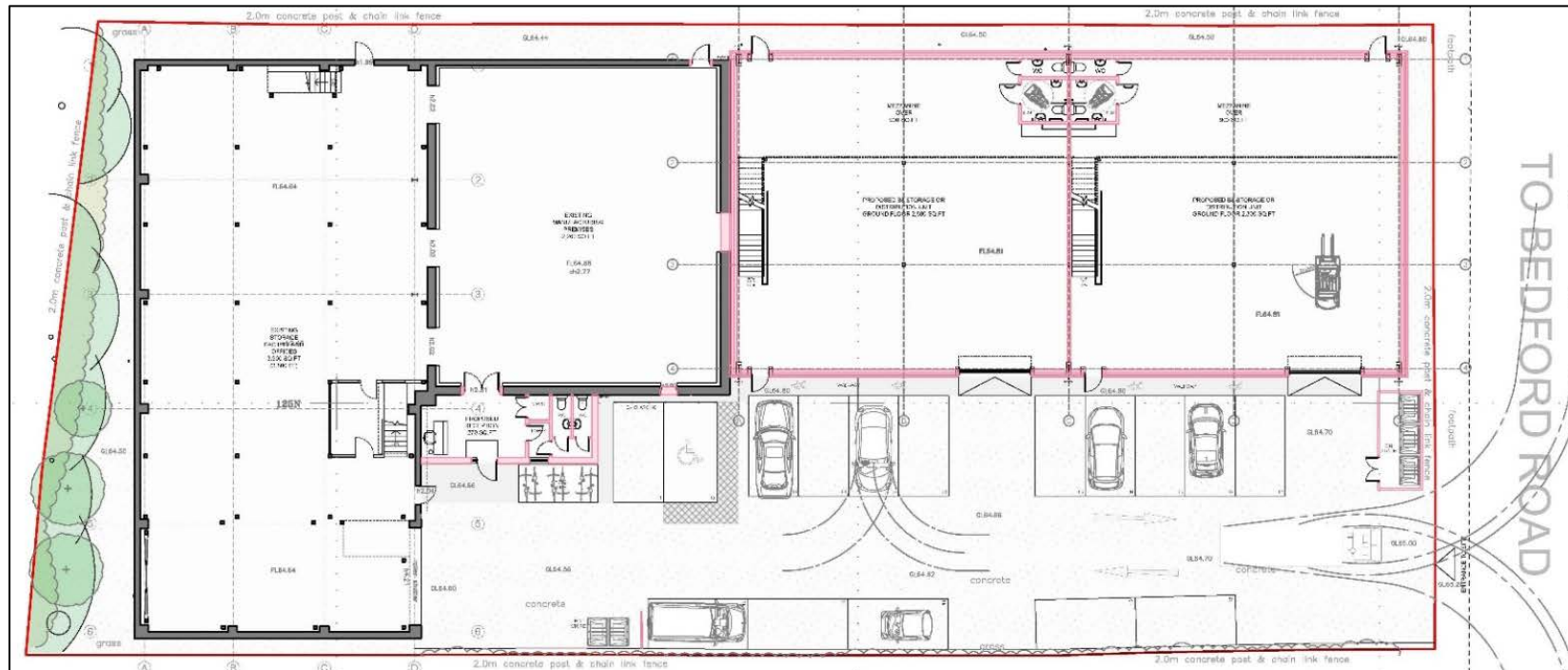
<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S57D8ZTUK8U00>

Accommodation

The properties will have the following approximate floor areas –

	sq. ft	sq. m.
New Unit 1		
Ground Floor	2,800	260.13
Mezzanine	900	83.6
Total:	3,700	343.73
New Unit 2		
Ground Floor	2,800	260.13
Mezzanine	900	83.6
Total:	3,700	343.73

*The mezzanines can be increased in size to suit requirements.



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Terms

The units are available for freehold purchase – price on request.

The units are available by way of a new lease on a term to be agreed – rent on application.

Rateable Value

To be assessed.

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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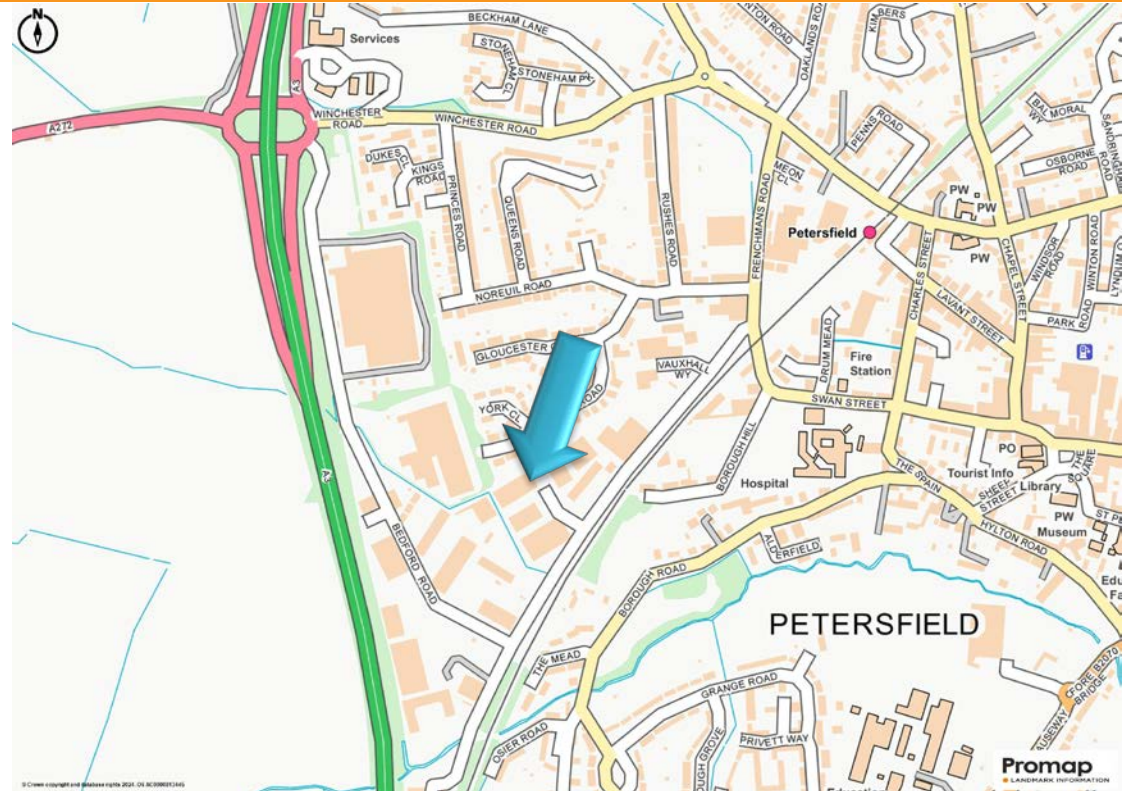
Location

Bedford Road is the main arterial road within the established Petersfield Business Park which has excellent access to the A3 (Portsmouth/Guildford) and Winchester and the M3 via the A272.

Petersfield town centre together with its array of shopping and leisure amenities also includes a mainline railway station with direct service to London Waterloo, the quickest service just taking over an hour.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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