

Unit A, 5 Bedford Road Petersfield GU32 3LJ FOR SALE | 735.98 sq. m. (7,922 sq. ft.)



# Summary



735.98 sq. m (7,922 sq. ft.)



3 phase power





Electric loading door

## Description

The property is of steel portal frame construction with steel clad profile elevations and a pitched roof incorporating translucent panelling. The warehouse contains a full length mezzanine floor with access for fork lifts and an electric loading door.

#### Tenure

Freehold.

#### Price

Offers invited in excess of £800,000...

### Rateable Value

To be re-assessed.

# **EPC** Rating

To be assessed.

#### V/AT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

# Anti-Money Launderina

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

#### Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Floor	Sq. m	Sq. ft
Warehouse	367.99	3,961
Mezzanine	367.99	3,961
Total:	735.98	7,922

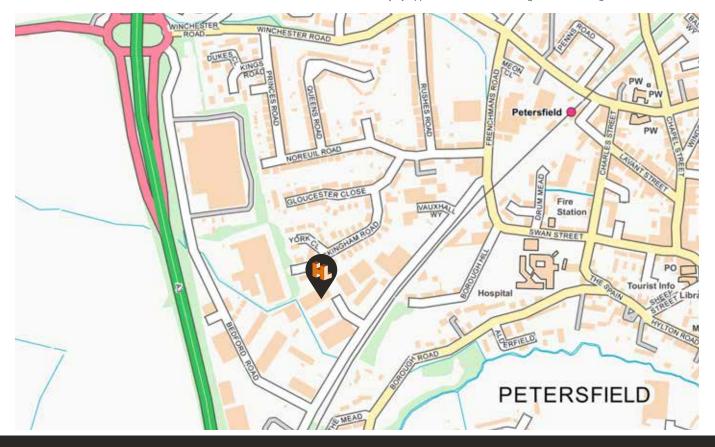
#### Location

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 with the sole agents Hellier Langston.



Schedule an appointment

T: 01329 220 111 E: fareham@hlp.co.uk Contact our agency team

T: 07930 661 782 E: andy@hlp.co.uk

