



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial
TO LET



Unit 5, 6 & 7 Amey Industrial Estate, Frenchman's Road, Petersfield, GU32 3AN

3 MODERN INDUSTRIAL UNITS

Summary

Tenure	To Let
Available Size	2,453 to 8,252 sq ft / 227.89 to 766.64 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- Modern Clear Span Industrial Units
- 5.6m Eaves
- Newly Re-roofed
- Allocated on-site Parking



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Unit 5, 6 & 7 Amey Industrial Estate, Frenchman's Road, Petersfield, GU32 3AN

Description

Three modern steel portal framed industrial units of brick and insulated clad construction with a new insulated profile steel roof with inset roof lights. Each having an eaves height of approximately 5.6m, each has a loading door of 3.4m wide, fitted with LED lighting and fluorescent strip lighting, and each fitted with a small manager office, and separate w.c.

Location

Petersfield is situated 15 miles north of Portsmouth principally approached via the A3M and A3 and strategically located on the intersection with the A272 giving east to west communication to Midhurst and Winchester. Northwards the A3 continues via Guildford to the M25.

Amey Industrial Estate, is situated in Frenchman's Road, a very short distance from Bedford Road Industrial Estate and the mainline railway station. The town centre is approximately 5 minutes walk, and a similar distance to the railway station.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 5	2,522	234.30	Available
Unit - 6	2,473	229.75	Available
Mezzanine - Unit 6	804	74.69	Available
Unit - 7	2,453	227.89	Available
Total	8,252	766.63	

Viewings

Strictly by prior appointment only

Terms

Available on new Full Repairing & Insuring leases for terms to be agreed subject to 3 yearly upward only rent reviews.

Unit 5 - £22,000 per annum exclusive of rates and service charge

Units 6 & 7 - £50,000 per annum exclusive of rates and service charge

Parking

Unit 5 - 4 spaces

Units 6 & 7 - 10 spaces with 3 tandem

Rateable Value

Unit 5 Rates Payable £8,594.34

Unit 6-7 Rates Payable £16,820.93

You are advised to make your own enquires to the Council in this regard.

Other Costs

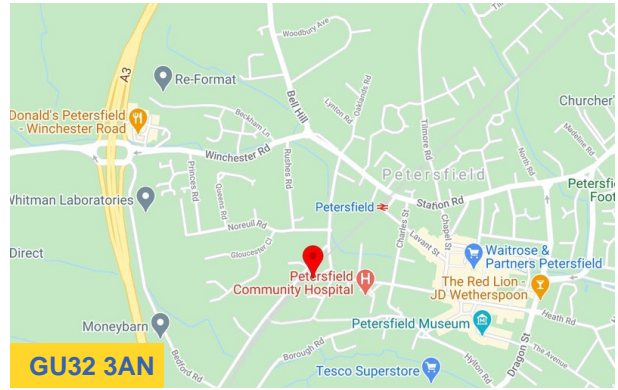
Each party to bear their own legal costs incurred in the transaction

Rent is exclusive of VAT.

An estate service charge is applicable

EPC

Unit 5 - C (73) / Unit 6 - E (124) / Unit 7 - C (64)



Viewing & Further Information

Stuart Mitchell

023 9237 7800

stuart@hi-m.co.uk

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