



**HOLLOWAY
ILIFFE &
MITCHELL**

Office
TO LET



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

Offices in Attractive Rural Location

Summary

Tenure	To Let
Available Size	789 sq ft / 73.30 sq m
Rent	£7,500 per annum
Business Rates	Upon Enquiry
EPC Rating	E (116)

Key Points

- Attractive Rural Location
- Large Staff Room
- EPC to follow
- Ground and First Floors
- Ample Parking



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

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 south across open countryside to Butser Hill.

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.

Internally, the accommodation is arranged as 3 separate offices, reception, lobby and kitchen, all having fluorescent lighting, full carpeting, electric wall heating and large open plan staff area. It also benefits from separate ladies and gents loos with a shower in the gents.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Unit	789	73.30	To let	Let
Total	789	73.30		

Viewings

Strictly by appointment with sole agents.

Terms

£7,500 pa.

Available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

Rateable Value: £6,700.

Source: voa.gov.uk

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

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

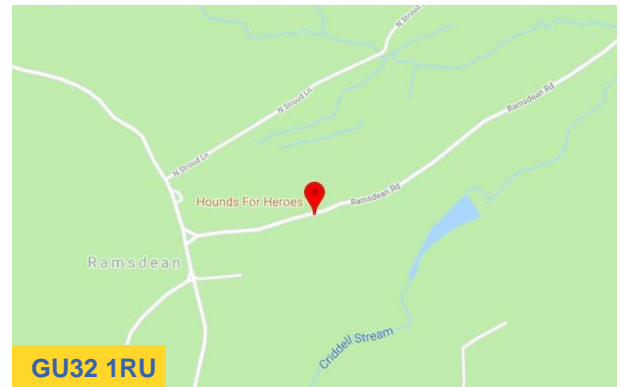
Building insurance is payable.

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

Unless stated, all prices and rents are quoted exclusively of VAT.

Video

● - <https://vimeo.com/user82388545/review/429670624/fd697b96ca>



Viewing & Further Information

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