



REDUCED PRICE



Unit 1 Petersfield Business Park, Bedford Road, Petersfield, GU32 3QA

Detached 2 Storey Office / Business Unit

Summary

Tenure	For Sale
Available Size	2,686 sq ft / 249.54 sq m
Price	Offers in excess of £375,000
Rates Payable	£11,904 per annum
Rateable Value	£23,250

Key Points

- Ground floor Reception, Offices & Production Area
- Air Conditioning
- EPC Rating C (72)
- First floor Offices , Kitchen & W.C.
- 10 allocated parking spaces



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Description

The property comprises a detached 2 storey office / business unit of brick cavity construction with solid concrete ground and first floors, formed under a pitched interlocking concrete tiled roof.

The ground floor comprises a reception, open plan office / production area, boardroom and ladies w.c.. The first floor provides mostly open plan accommodation with 3 separate offices, kitchen & w.c.'s.

The property also benefits from forecourt parking and 10 allocated parking spaces.

Location

Petersfield Business Park is located to the south west of the town centre via Bedford Road.

The A3M is to the South of Petersfield and leads to the M27; A3 North leads to Guildford and the M25.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Ground Floor	1,316	122.26	Available
Unit - First Floor	1,370	127.28	Available
Total	2,686	249.54	

Terms

Offers in excess of £375,000 plus VAT for the freehold.

Business Rates

Rateable Value £23,250

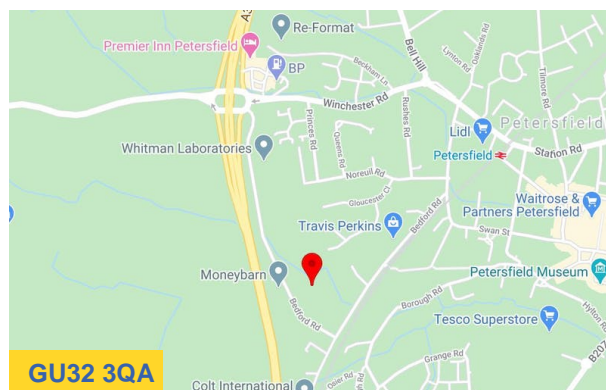
You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts & management fees for the shared Estate.

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

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



Viewing & Further Information

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