



**HOLLOWAY  
ILIFFE &  
MITCHELL**

Business Park, Office  
**TO LET / FOR SALE**



## First Floor Unit 7 Ridgeway Office Park, Bedford Road, Petersfield, GU32 3QF

MODERN FIRST FLOOR OFFICE PREMISES

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	535 to 1,277 sq ft / 49.70 to 118.64 sq m
<b>Price</b>	£225,000
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Modern Self Contained Office Premises
- Three Compartment Perimeter & Floor Trunking
- Kitchenette
- On-site Parking for 3 cars



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# First Floor Unit 7 Ridgeway Office Park, Bedford Road, Petersfield, GU32 3QF

## Description

The Premises comprise a 2 storey self contained office building with open plan accommodation.

The first floor is fully carpeted with heating and lighting throughout along with perimeter & floor trunking. Kitchenette and W.C.

Allocated on-site parking spaces

## Location

Ridgeway Office Park is an attractive, development of modern offices within an established business park location on the edge of the town centre, close to shopping, main line train station and other amenities.

Bedford Road connects directly with the A3, which provides access to Portsmouth to the south, London to the north and the M25 with the national motorway network beyond. Petersfield mainline railway station provides a fast and regular service between Portsmouth and London Waterloo.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	1,277	118.64	Available
<b>Total</b>	<b>1,277</b>	<b>118.64</b>	

## Terms

Available for sale at an asking price of £225,000 + VAT with vacant possession or

For sale at an asking price of £225,000 + VAT and part let at £6,750 per annum exclusive of VAT

or  
Part available to let at £8,400 per annum exclusive of VAT

## Other Costs

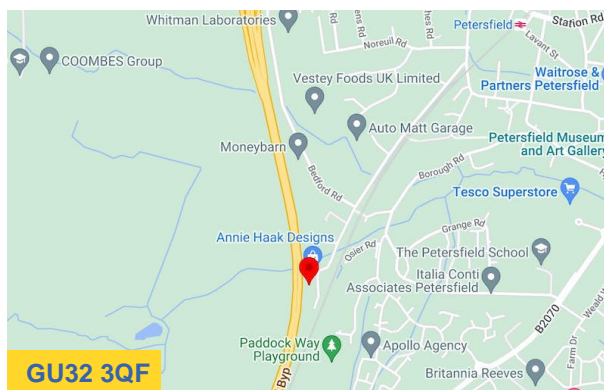
Each party to be responsible for their own legal costs incurred in the transaction

Unless otherwise mentioned the rent is exclusive of VAT.

## Rateable Value

Rateable Value £13,500

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.



## Viewing & Further Information

**Stuart Mitchell**

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