



Unit 4, 3 Penns Road, Petersfield, GU32 2EW

Purpose Built First Floor Industrial & Office Premises

Summary

Tenure	To Let
Available Size	1,032 sq ft / 95.88 sq m
Rent	£8,500 per annum
Service Charge	Upon Enquiry
Rateable Value	£7,400
EPC Rating	C (62)

Key Points

- Office, Workshop or Warehouse
- Close to Railway Station
- Close to Town Centre
- Alternative Uses Considered (STP)
- Spacious Accommodation
- First Floor Accommodation



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Description

A first floor property of steel framed construction with part brick and part insulated clad elevations.

Unit 4 is on the first floor and currently a workshop + 2 storage rooms, an office, kitchen & WC with wash hand basin, it also has the benefit of central heating. Open plan space can be provided if required.

There is onsite parking and loading - further details upon request.

Location

These purpose built premises are located close to the town centre adjacent to the railway station and crossing, leading off Station Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Unit 4	1,032	95.88	£8,500 /annum	Available
Total	1,032	95.88		

Terms

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

Unit 4: £8,500 pax + VAT

Business Rates

Rateable Value

Unit 4 £7,400 per annum

We believe both units would benefit from Small Business Rates Relief, however you are advised to make your own enquiries to the local authority before making a commitment to lease.

Energy Performance Certification

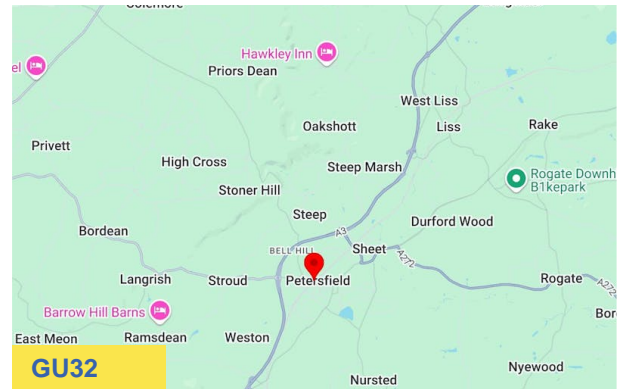
Unit 4 - C (62)

Other Matters

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

Service Charge / Buildings Insurance - Payable by the ingoing tenant - details on request.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.



Viewing & Further Information

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