



## Unit 4 Penns Rd, 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
<b>Total</b>	<b>1,032</b>	<b>95.88</b>		

## 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

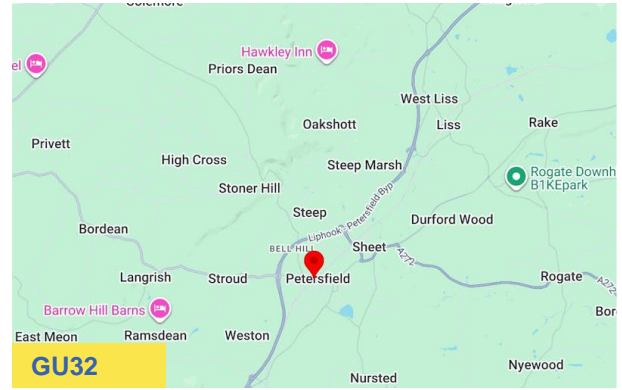
Unit 4 - C (62)

## 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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