

Logistics / Distribution Facility Fully Refurbished

79,609 Sq Ft (7,395.9 Sq M)

4.8 acre site with low site density of 34%

PB 80

PETERSFIELD

Bedford Road, Petersfield
GU32 3OD

TO LET / FOR SALE



PB80.co.uk

A rare opportunity to acquire a fully refurbished modern unit either For Sale or To Let. The property is situated within the main industrial estate in Petersfield on Bedford Road with **immediate access to the A3**.

The fully refurbished unit is available for **immediate occupation**, with the warehouse returned to fully open plan space and benefiting from 14 loading doors, 65m maximum yard depth and 114 car parking spaces with 5 EV charging points.

The local area features a range of **established occupiers and amenities** such as;

TOOLSTATION



Travis Perkins

SCREWFIX

Premier Inn

TESCO

VOLVO

HOWDENS

ALDI M&S





12 Dock Doors
Inc. 1 Euro Dock Door
& 1 Scissor Lift



2 Level
Loading Doors



7.4m
Eaves Height



590 kVA
Power Supply



Up to 65m
Yard Depth



360 Degree
HGV Circulation



EPC
Rating A



PV Ready



Gatehouse
for Additional
Security



114 Car
Parking Spaces
(5 EV Charging)



6,750 Euro
Pallet Spaces



CAT A First
Floor Office
Accommodation

AREA SQ FT

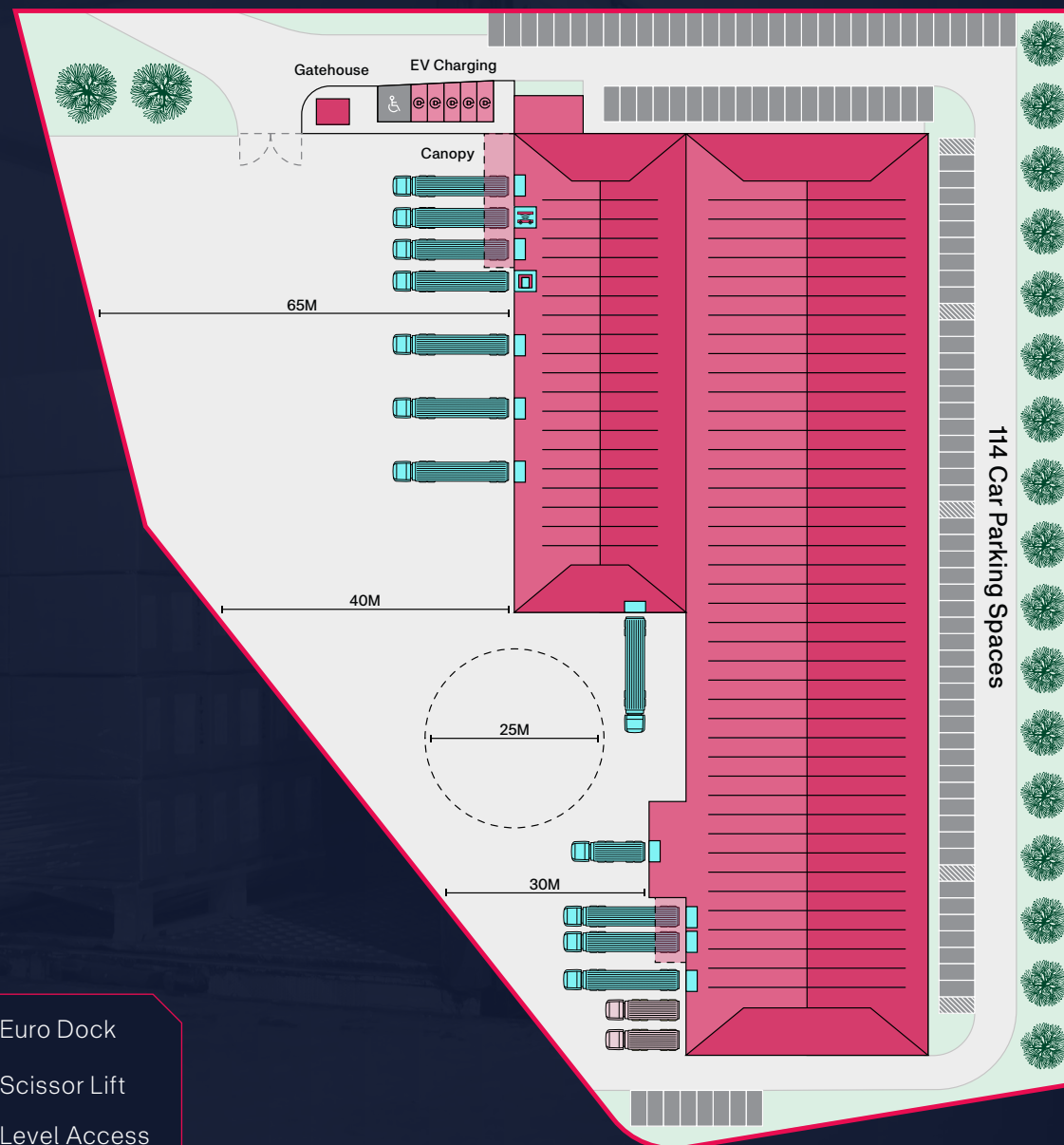
Ground Floor Warehouse 68,854

Ground Floor Welfare/Office 2,193

First Floor Office 8,342

Gatehouse 220

Total 79,609



Euro Dock



Scissor Lift



Level Access



Dock Access



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PRIME BOX



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Portsmouth
18 miles / 21 mins

Central London
57 miles / 101 mins

Guildford
33 mins

London Waterloo
64 mins

London Heathrow
47 miles / 66 mins

London Gatwick
60 miles / 68 mins

Port of Southampton
43 miles / 50 mins

London Gateway
90 miles / 134 mins