



**HOLLOWAY
ILIFFE &
MITCHELL**

Office
TO LET



35 Lavant Street, Petersfield, GU32 3EL

SECOND FLOOR OFFICES AVAILABLE ON AN ALL-INCLUSIVE BASIS

Summary

Tenure	To Let
Available Size	83 to 175 sq ft / 7.71 to 16.26 sq m
Rent	£350 - £5,400 per month
Business Rates	N/A
EPC Rating	E (119)

Key Points

- Town Centre Location
- Short Term Lease Available
- Internet connection available by separate negotiations
- Parking may be available on larger / multiple offices by separate negotiation



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The accommodation can provide small suites, or the whole of the top floor. In addition there are separate ladies and gents WCs, and a kitchenette.

Location

Petersfield is a popular market town situated on the south coast with excellent road and rail links to London, Portsmouth and Winchester. The subject premises are located centrally within Lavant Street, approximately 200 metres from the Town Centre. The premises are located a short distance from the mainline railway station.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Rent	Availability
2nd - Room 17	181	16.82	To let	£4,525 per annum	Let
2nd - Room 11	194	18.02	To let	£4,850 per annum	Let
2nd - Room 13	208	19.32	To let	£5,200 per annum	Let
2nd - Room 12	111	10.31	To let	£2,775 per annum	Let
2nd - Room 16	83	7.71	To let	£2,250 per annum	Let
2nd - Room 14	175	16.26	To let	£5,400 per annum	Let
2nd - Room 15	83	7.71	To let	£350 per month	Available
Total	1,035	96.15			

Viewings

Strictly by appointment with sole agents.

Terms

The rents quoted include business rates, water rates, waste collection, property insurance, security, electricity, heating, general repairs and common parts cleaning, internet provision. There is one car park space offered and it is 24 hour access, 7 days a week.



Viewing & Further Information

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