



**HOLLOWAY
ILIFFE &
MITCHELL**

Business Park, Office
TO LET



First Floor Unit 3 Rotherbrook Court, Bedford Road, Petersfield, GU32 3QG

Modern 1st Floor Office Premises

Summary

Tenure	To Let
Available Size	588 sq ft / 54.63 sq m
Rent	£8,500 per annum
Business Rates	Upon Enquiry
EPC Rating	D (77)

Key Points

- Ready for Occupation
- To Include Office Furniture if required
- Air Conditioning
- 2 Allocated Parking Spaces



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Description

Unit 3 is a mid terrace modern office unit built to a high specification. The premises comprise self contained first floor office accommodation and benefits from having air conditioning. Shared ground floor entrance lobby.

Outside there are 2 allocated parking spaces.

Location

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk route, approximately 18 miles to the north of Portsmouth and 25 miles to the south of Guildford.

Petersfield benefits from a fast and frequent train service to London Waterloo (1 hour) and Portsmouth (35 mins).

Rotherbrook Court is situated on the well established Bedford Road Business Park. It is within a few minutes walk of Petersfield Town Centre with its range of shops, restaurants and other amenities.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
1st - Office	588	54.63	Available
Total	588	54.63	

Specification

- * Raised Floors
- * Suspended Ceiling
- * Cat II lighting
- * Central Heating
- * Air Conditioning
- * Storage Cupboards
- * Kitchenette
- * Venetian Blinds

Terms

£8,500 per annum exclusive of VAT

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

Rateable Value

Rateable Value £

You are advised to make your own enquiry with the local authority before making a commitment to lease.

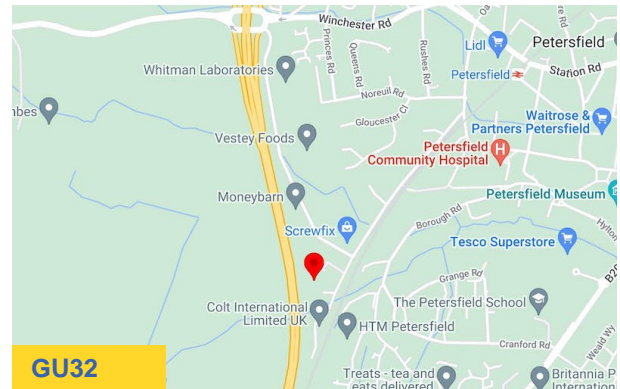
Other Costs

Estates Service Charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees etc.

Additionally building insurance and other utilities are to be apportioned between the occupiers.

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

Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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