



**First Floor (Part) Unit 5 Ridgeway Office Park, Bedford Road,  
Petersfield, GU32 3QF**

**MODERN FIRST FLOOR OFFICE PREMISES WITH PARKING**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	628 sq ft / 58.34 sq m
<b>Rent</b>	£7,500 per annum + VAT
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (75)

**Key Points**

- Modern Self Contained Office Premises
- Kitchenette
- Also available on a licence with serviced office terms
- Three Compartment Perimeter & Floor Trunking
- On-site Parking for up to 4 cars



## Description

The Premises comprise a 2 storey self contained office building with open plan accommodation.

The first floor is fully carpeted with heating and lighting throughout along with perimeter & floor trunking. Kitchenette and W.C.

Up to 4 allocated on-site car parking spaces

## Location

Ridgeway Office Park is an attractive, development of modern offices within an established business park location on the edge of the town centre, close to shopping, main line train station and other amenities.

Bedford Road connects directly with the A3, which provides access to Portsmouth to the south, London to the north and the M25 with the national motorway network beyond. Petersfield mainline railway station provides a fast and regular service between Portsmouth and London Waterloo.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	628	58.34	Available
<b>Total</b>	<b>628</b>	<b>58.34</b>	

## Terms

The first floor is available by way of a new lease for a term to be agreed at a rent of £7,500 per annum exclusive of VAT.

Or, as serviced office accommodation, available on a 3 month rolling licence

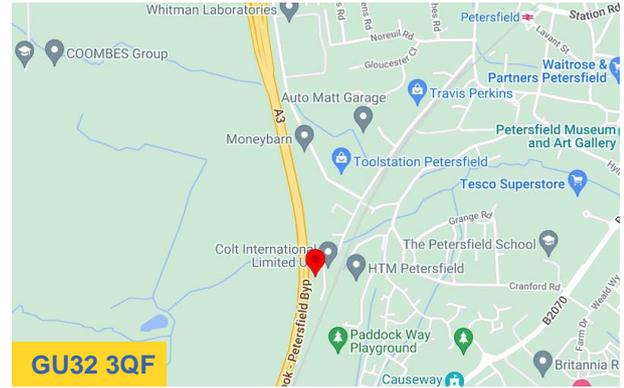
## Other Costs

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

Unless otherwise mentioned the rent is exclusive of VAT.

## Rateable Value

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.



## Viewing & Further Information

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