



## Lyndum House 12-14 High Street, Petersfield, GU32 3JG

First Floor Offices  
 AVAILABLE ON AN "ALL INCLUSIVE" BASIS

### Summary

|                |   |
|----------------|---|
| Tenure         | To Let                                    |
| Available Size | 150 to 1,147 sq ft / 13.94 to 106.56 sq m |
| Rent           | £20 per sq ft                             |
| Business Rates | Upon Enquiry                              |
| EPC Rating     | Upon enquiry                              |

### Key Points

- Town Centre Location
- Attractive Period Building
- Flexible Accommodation
- Exclusive of Business Rates where applicable
- Short Term 3 Year Leases Available

## Description

The property comprises an attractive period building fronting the High Street, with direct access into an attractive atrium with stairs leading to the first floor.

The accommodation provides flexible accommodation with shared staff facilities and all suites providing central heating, carpeting and the usual office finishes.

## 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 the High Street, forming part of the town centre. The premises are located a short distance from the main entrance to Rams Walk and The Square.

## Accommodation

The accommodation comprises the following areas:

| Name                                | sq ft        | sq m          | Availability |
|-------------------------------------|--------------|---------------|--------------|
| 1st - Front Suite (Rooms 19/20/21b) | 544          | 50.54         | Available    |
| 1st - Front Suite (Rooms 16,17,18)  | 453          | 42.09         | Available    |
| 1st - Room 15                       | 150          | 13.94         | Available    |
| <b>Total</b>                        | <b>1,147</b> | <b>106.57</b> |              |

## Terms

The suites / rooms are available on new 3 year leases on an "all inclusive" basis exclusive of Business Rates, rent are as follows:

Room 15 - £3,000 per annum inclusive

Front Suite (LHS) - £10,880 per annum inclusive

Front Suite (RHS) - £9,060 per annum inclusive

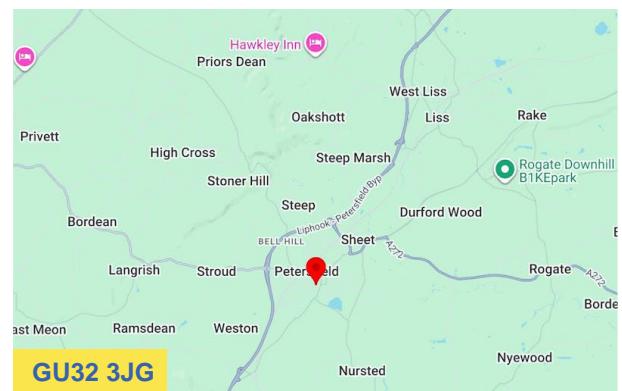
## Business Rates

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

## Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - Unless stated otherwise all rents & cost are exclusive of VAT



## Viewing & Further Information

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