



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

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

## 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

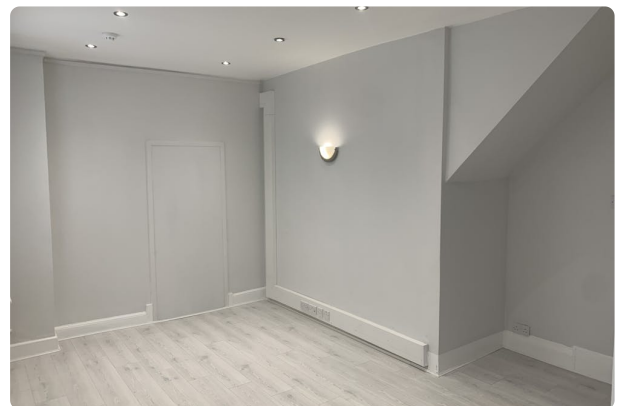
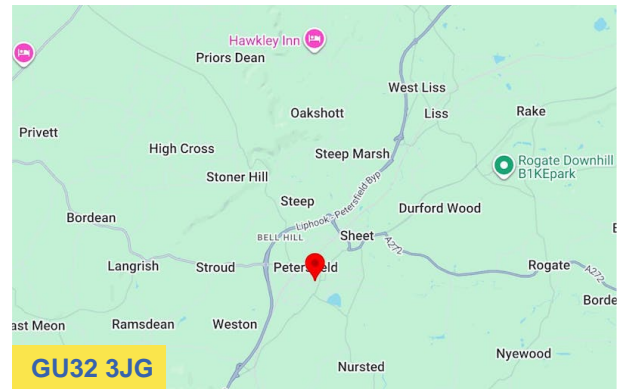
## Business Rates

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

Stuart Mitchell

023 9237 7800

stuart@hi-m.co.uk

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