



## First Floor, Unit 6 Ridgeway Office Park, Bedford Road, Petersfield, GU32 3QF

### MODERN FIRST FLOOR OFFICE PREMISES

#### Summary

Tenure	For Sale
Available Size	1,073 sq ft / 99.68 sq m
Rates Payable	£7,076.25 per annum Rateable Value from 1st April £14,750 pa
Rateable Value	£12,750
EPC Rating	Upon enquiry

#### Key Points

- Modern Self Contained Offices
- Three Compartment Perimeter & Floor Trunking
- Air conditioning
- Kitchenette
- Allocated Parking for 3 Vehicles plus other spaces available under licence
- Separate boardroom & office

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## Description

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

The first floor is fully carpeted with air conditioning, heating and lighting throughout along with perimeter & floor trunking, kitchenette and W.C.

Allocated on-site parking spaces for 3 vehicles with further spaces available under licence.

## 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 the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,073	99.68	Available
<b>Total</b>	<b>1,073</b>	<b>99.68</b>	

## Terms

Freehold available for sale at an asking price of £200,000 + VAT with vacant possession.

## Business Rates

Rateable Value £12,750 per annum

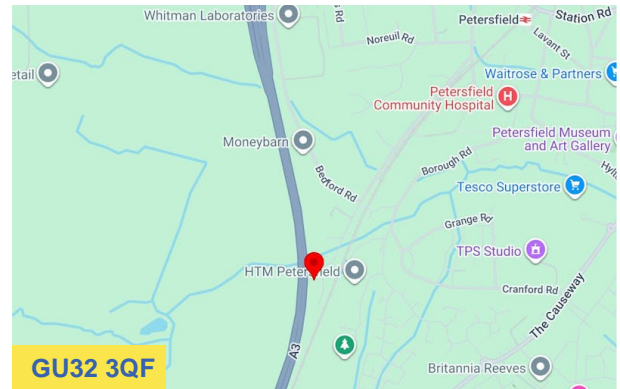
(Rateable Value from 1st April 2026 - £14,750 per annum)

You are advised to make your own enquiries to the local authority in this regard.

## Other Costs

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

VAT - Unless stated otherwise all costs, rents and prices are exclusive of VAT.



## Viewing & Further Information

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