



Preliminary Details

BRADFORD HOUSE, PETERSFIELD, GU32 3AW

WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

25,230 SQ FT (2,343.94 SQ M)



Summary

DETACHED INDUSTRIAL BUILDING ON A SELF CONTAINED SITE IN PETERSFIELD

Available Size	25,230 sq ft
Rent	£261,295 per annum
Rates Payable	£58,560 per annum
Rateable Value	£122,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

- Excellent road communications
- Good links to Guildford
- Self-contained site
- Secure yard with 44 car spaces
- Two gates
- EV chargers



Location

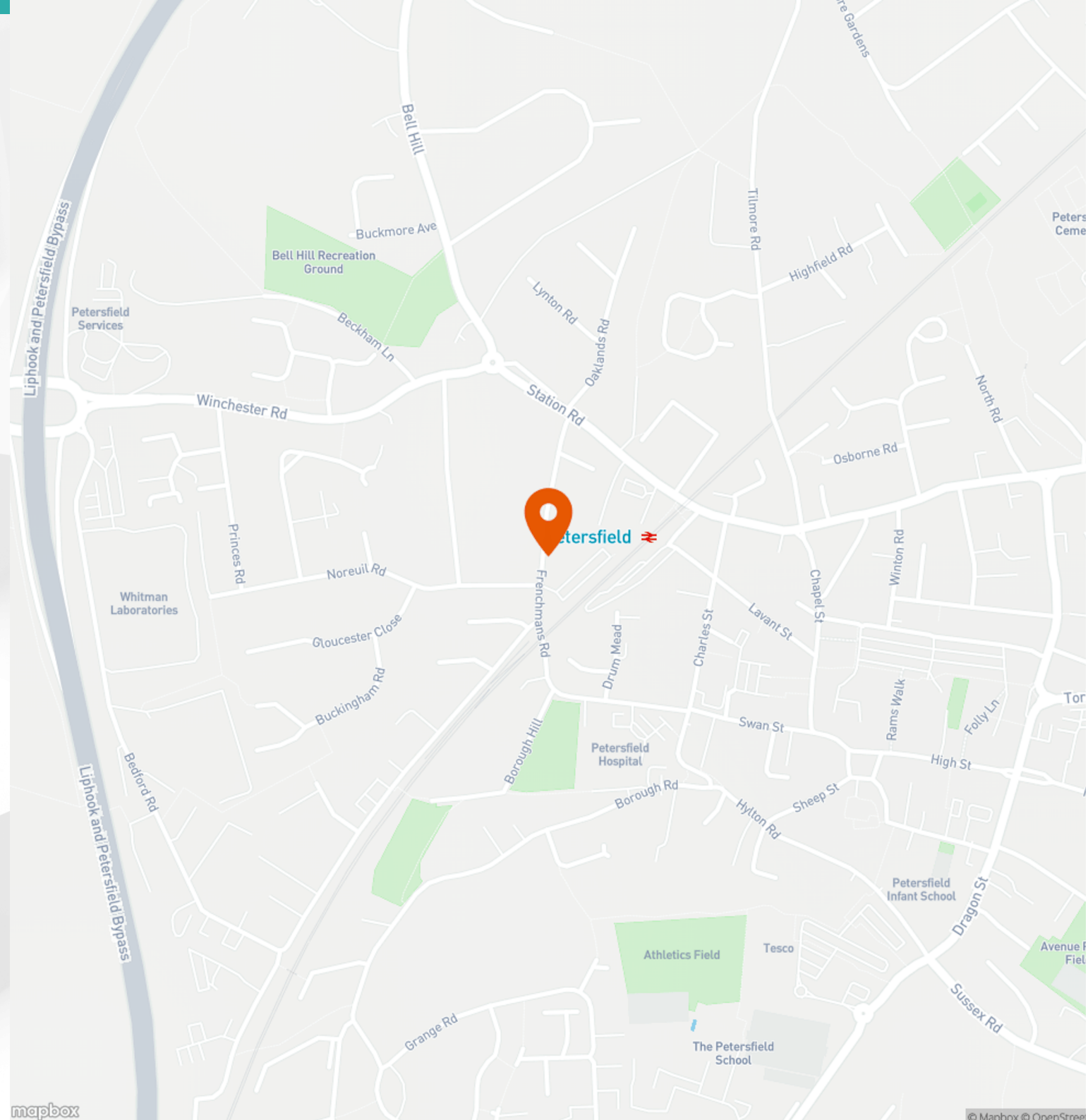


Bradford House, Frenchmans Road, Petersfield, GU32 3AW

Bradford House is prominently situated on Frenchmans Road, within an established commercial area of Petersfield. The property is conveniently located for the town centre and Petersfield railway station, with excellent access to the A3, just under 1km away, linking Portsmouth, Guildford and London.

Petersfield is an attractive market town within the South Downs National Park, offering a wide range of retail, leisure and professional amenities. The location provides an excellent combination of accessibility, established commercial surroundings and proximity to the town centre.

Nearby occupiers include Whitman Laboratories, ALDI, JB Corrie Fencing, Screwfix and Toolstation. The train station, Waitrose and the town centre are within a 10-15 minute walk.





Further Details

Description

The property comprises a detached warehouse/industrial building occupying a self-contained site, constructed with a steel portal frame, half-height blockwork and profile cladding elevations beneath an insulated overclad asbestos cement roof.

The building benefits from three-phase electricity and two loading doors, with clear internal heights. The current tenant has fitted a mezzanine measuring 1,799 sq ft.

The unit incorporates ground and first-floor office accommodation, benefiting from UPVC double-glazed opening windows, gas-fired central heating and a mixture of air-conditioning systems.

Externally, the property provides a secure, self-contained yard and loading forecourt accessed directly from Frenchmans Road, with secure fencing and two gates allowing for convenient circulation and loop-road access. On-site car parking and EV charging points are also provided.

A separate flat-roofed store is situated to the side of the main building, providing additional storage accommodation.

- Minimum eaves to haunch - 6.13m
- Minimum eaves - 7.12m
- Ridge height - 7.9m

Accommodation

The accommodation comprises the following areas (all floor areas are approximate and measured to GIA in accordance with the RICS Property Measurement - 2nd edition - incorporating RICS Code of Measuring Practice - 6th edition).

Name	sq ft	sq m	Availability
Ground - Warehouse	19,438	1,805.85	Available
Ground - Office	3,604	334.82	Available
1st - Office	1,848	171.68	Available
Building - External Attached Store	340	31.59	Available
Total	25,230	2,343.94	

Terms

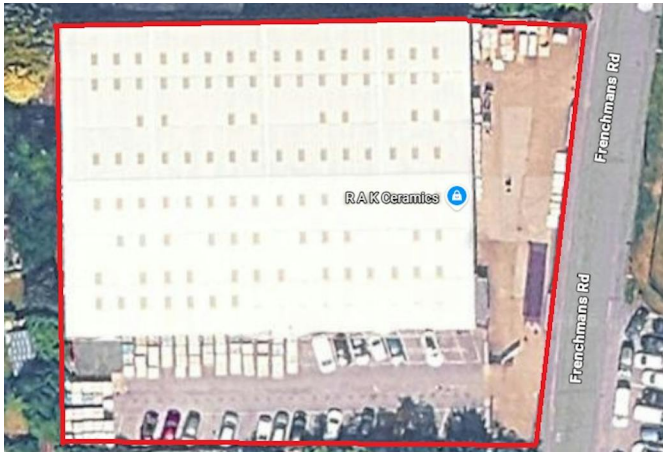
Available by way of a new full repairing and insuring lease for a term to be agreed at a quoting rent of £261,295 pax.

All interested parties to satisfy themselves regarding business rates before completing a lease.

Legal Costs & AML

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

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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Alice Masterman

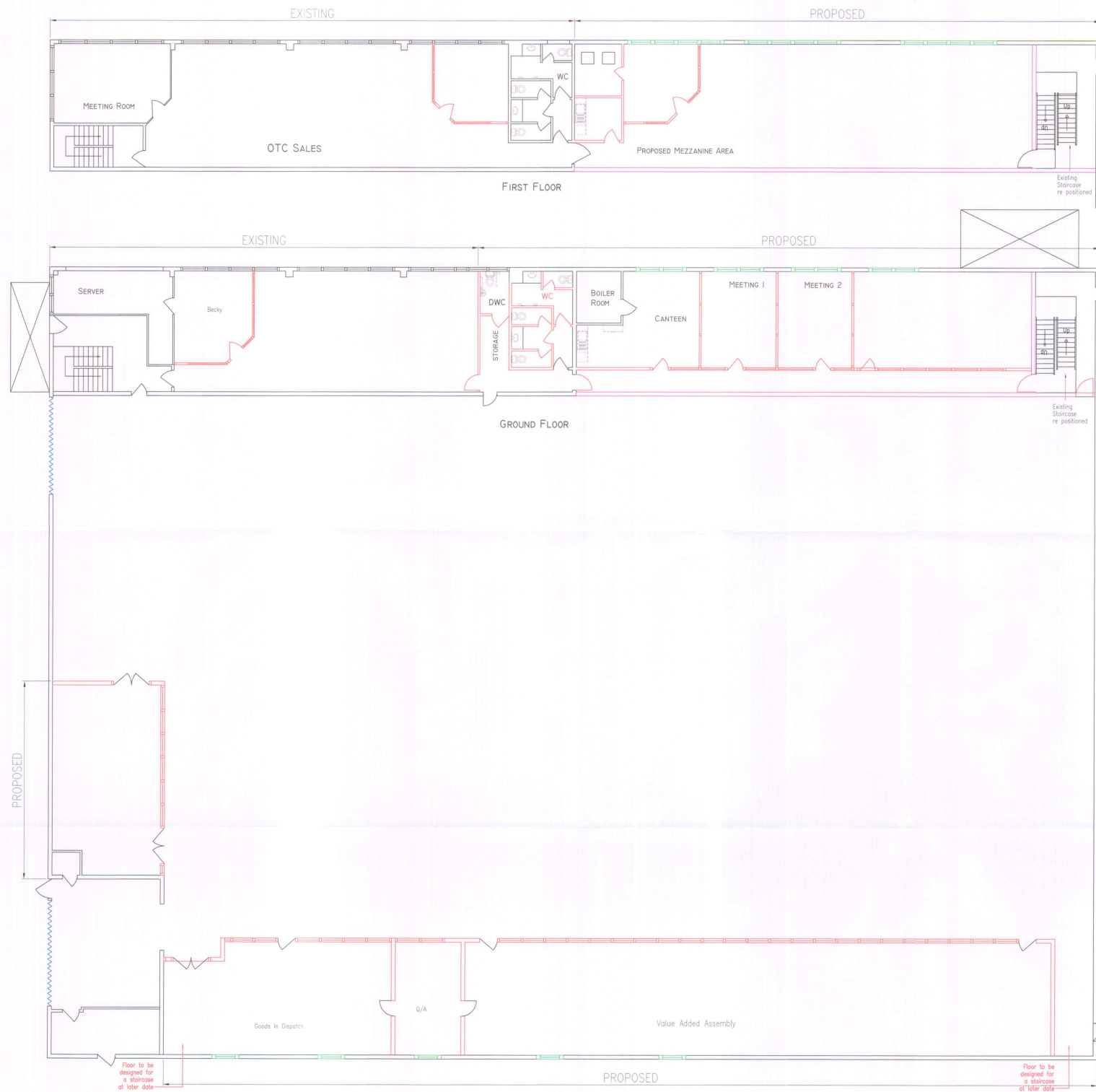
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**Vail
Williams**

[View on our website](#)



Kapco Areo Limited

Bedford Place
Petersfield
Hampshire
GU32 3LJ

Site Address:

Bradford House
Frenchman's Road
Petersfield

Scale: A1 sheet
1:100

Date Drawn:
07/09/2011

Drawn By:
RH/AJ

Project No:
Q36888 / Block Plan