



**Enterprise House, 1 Ridgeway Office Park, Bedford Road,  
Petersfield, GU32 3QF**  
MODERN OFFICE PREMISES

## Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | To Let / For Sale         |
| Available Size | 2,516 sq ft / 233.74 sq m |
| Rent           | £30,250 per annum         |
| Price          | £425,000                  |
| Service Charge | Upon Enquiry              |
| Rates Payable  | £15,401.25 per annum      |

## Key Points

- Built to a High Specification
- 8 Allocated Parking Spaces
- Kitchen Facilities
- Ducted Air Conditioning throughout
- Mixed Open Plan and offices
- Energy Efficient LED Lighting
- Cat5e Cabling
- Bespoke floor-to-ceiling cupboard/storage space

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Description

Unit 1 is a brick built, 2 storey end of terrace, modern self contained office building, built to a high specification in approximately 2005.

Both floors provide open plan and private offices with flexible demountable partitioning, with LED lighting, staff facilities including kitchen space on both floors, carpeted throughout and offered as a whole with 8 allocated parking spaces. Additional parking spaces may be available from the freeholder by way of separate negotiations.

Location

Ridgeway Office Park is an attractive, development of modern offices within an established business park location on the edge of Petersfield town centre, close to the shopping area, 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, 10 minute walk, provides a fast and regular service between Portsmouth and London Waterloo.

Accommodation

The accommodation comprises the following areas:

| Name            | sq ft | sq m   | Availability |
|-----------------|-------|--------|--------------|
| Ground - Office | 1,236 | 114.83 | Available    |
| 1st - Office    | 1,280 | 118.92 | Available    |
| Total           | 2,516 | 233.75 |              |

Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £30,250 alternatively available for sale at a price of £425,000.

Business Rates

Rateable Value £27,750

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

EPC

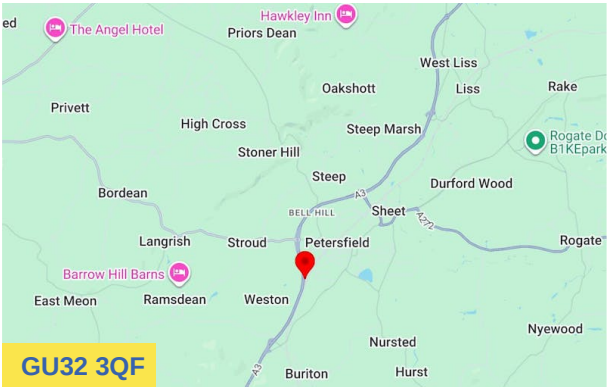
EPC Rating B (44)

The Energy Performance Certificate is available upon request.

Other Costs

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

The property is not VAT elected.



Viewing & Further Information

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