

FOR SALE / TO LET



**HOLLOWAY
ILIFFE &
MITCHELL**

DETACHED INDUSTRIAL WAREHOUSE UNIT

20,532 Sq Ft (1,907.42 Sq M)

*** DEVELOPMENT POTENTIAL (STP) ***

**Trademark House
Ramshill
Petersfield
Hampshire**

SATNAV GU31 4AT



- ▼ Busy Road Frontage
- ▼ Part Investment / Income Producing
- ▼ Modern Substantial Building
- ▼ Large Mezzanine Floor



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Rating > Investment Advice > Building Surveys > Arbitration > Rent Review / Lease Renewal

LOCATION

The premises are located slightly to the north of Petersfield Town Centre, the B2070, which along with A272 provides very prompt access onto the A3 bypass.

The property is located immediately opposite Churchers College and adjacent to an Esso petrol filling station. Petersfield Town Centre is approximately 2 miles to the south.

DESCRIPTION

The property comprises of a large detached industrial building with the benefit of B1 & B8 uses, built around a steel portal frame with substantial brick and block elevations, inset loading doors and a mix of concrete tiled roof and profile steel sheeting.

The main warehouse has an eaves height of approximately 21ft making it ideal for large space, warehousing and distribution.

To the front is a two storey brick and block retail and office extension, with the ground floor being rented out on a commercial lease. The site as a whole provides a large overall external yard and parking.

ACCOMMODATION

Retail unit	1,423 sq.ft	132 sq.m
First floor offices	1,478 sq.ft	137 sq.m

Main ground floor industrial space, including workshop, warehouse, ancillary offices and display.

11,783 sq.ft	1,095 sq.m
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Mezzanine floor	7,500 sq.ft	697 sq.m
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External workshop	182 sq.ft	17 sq.m
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TERMS

The freehold is available at offers in excess of £2,000,000, plus VAT.

The owners will consider a lease of the whole on effective full repairing and insuring terms for a term of 10 years, subject to a 5 year upward only rent review. Rent on application.

Current tenancies in place are as follows:

Retail unit let to Elance Ltd on a lease until 31/01/22 at £22,000 pa.

BUSINESS RATES

You are advised to confirm the rates payable with the local council before making a commitment.

OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally building insurance is also payable.

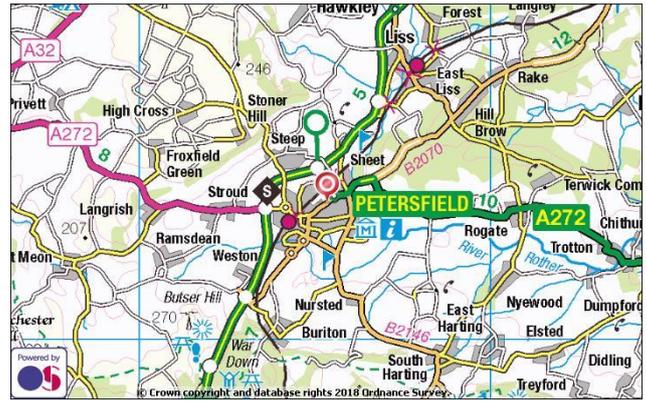
Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

EPC RATING

Awaiting EPC

LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited
Registered Office: 10 Acorn Business Park Northarbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment with joint sole agents

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremises.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) in accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.