



**Lambert
Smith
Hampton**

01489 579 579

To Let

Office Property

Modern Office Premises

Suite C Ground Floor, Ideal House, Bedford Road, Petersfield, GU32 3QA



- 1,022 Sq Ft (94.94 Sq M)
- Refurbished open plan office suite
- Allocated parking
- Close proximity to A3 and mainline railway station



Lambert Smith Hampton

3 Manor Court, Barnes Wallis Road, Fareham, Hampshire PO15 5TH T +44 (0)1489 579579

Suite C Ground Floor, Ideal House, Bedford Road, Petersfield, GU22 3QA

Location



Petersfield is a strong market town located on the A3 corridor. Ideal House is on the fringe of the town centre with the mainline railway station (London to Waterloo approx. 60 minutes), shops, restaurants and other amenities within a short distance of the property.

The offices present an ideal opportunity to occupy space in a prestigious building in a very accessible and strategic location. The A3 provides a fast link to London, Guildford and Junction 10 of the M25. There is also excellent access to the South Coast towns of Chichester, Southampton and Portsmouth.

Description

Ideal House was built in 1989 and is of modern two storey construction with brick elevations under a pitched tiled roof. The open plan office space has been refurbished to incorporate new carpets, suspended ceilings and lighting, central heating and perimeter trunking. There are separate kitchenette and male, female and disabled WC facilities and excellent private car parking.

NB: The Landlords will offer the option of installing comfort cooling.

- Open plan refurbished office suite
- Shared kitchen facilities
- Male, female and disabled toilet facilities
- Allocated car parking
- Close proximity to A3 and train station

Accommodation

The premises have been measured on a net internal area as follows:

Floor	Sq Ft	Sq M
Suite C Ground Floor	1,022	94.94

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

Rateable Value £10,500

Rating Assessment Source - www.voa.gov.uk

Uniform Business Rate is £0.48p (2018/2019)

Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

A new effectively full repairing and insuring lease will be granted on terms to be agreed.

Rent

£12 per sq ft exclusive of business rates, service charge, insurance VAT and utilities.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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