



Ground Floor, Unit 7, Rotherbrook Court, Bedford Road, Petersfield, GU32 3QG

Ground Floor Self Contained Office

Summary

Tenure	For Sale
Available Size	1,429 sq ft / 132.76 sq m
Price	£200,000
Rates Payable	£8,872.50 per annum
Rateable Value	£16,250
EPC Rating	Upon enquiry

Key Points

- Fitted Kitchen
- Double Glazing
- Cat 5e Cabling
- Suspended Ceilings
- Fitted Boardroom
- 5 Parking Spaces

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Description

Self contained ground floor mid terraced office built to a high specification.

Location

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk road, approximately 18 miles to the north of Portsmouth and 25 miles to the south of Guildford. Petersfield benefits from a fast and frequent train service to London Waterloo (1 hour) and to Portsmouth (35 mins).

Rotherbrook Court is situated on the well established Bedford Road Business Park. It is within a short distance of Petersfield town centre with its range of shops, restaurants and other amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,429	132.76	Available
Total	1,429	132.76	

Specification

- * Fully accessible carpeted raised floor with floor boxes
- * Fitted Kitchen
- * Suspended ceilings with Cat II lighting
- * Disabled WC & separate male & female WC's
- * Aluminium framed anti-sun double glazed windows
- * Carpeted & raised floors with Cat 5e cabling
- * Fire & Intruder Alarms
- * Central Heating
- * Fitted Boardroom
- * Door entry system
- * 5 allocated car parking spaces

Terms

Available for Sale at a price of £200,000 + VAT

Business Rates

Ratable Value £16,250

This unit may qualify for Small Business Rates Relief, you are therefore advised to make your own enquiries to the local authority in this regard before making a commitment to lease.

Other Costs

Estate service charge is payable to cover costs such as maintenance and repair of common parts, landscaping & management fees. Additionally Building Insurance is also payable.

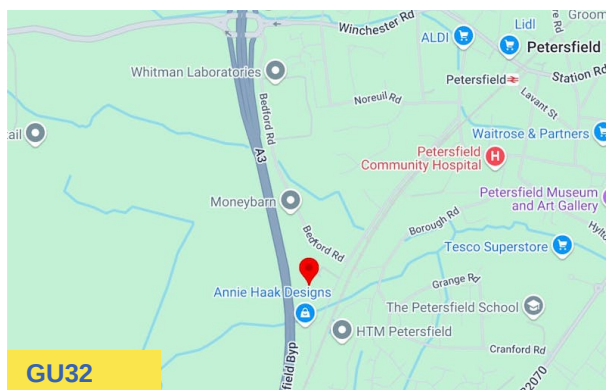
Each party to be responsible for their own legal costs incurred in the transaction.

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

Video

- GF Unit 7 Rotherbrook Court Video -

<https://vimeo.com/manage/videos/1065889249>



Viewing & Further Information

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