



Lyndum House 12-14 High Street, Petersfield, GU32 3JG

First Floor Offices
AVAILABLE ON AN "ALL INCLUSIVE" BASIS

Summary

Tenure	To Let
Available Size	150 to 453 sq ft / 13.94 to 42.09 sq m
Rent	£20 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Flexible Accommodation
- Short Term 3 Year Leases Available
- Attractive Period Building
- Exclusive of Business Rates where applicable

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Description

The property comprises an attractive period building fronting the High Street, with direct access into an attractive atrium with stairs leading to the first floor.

The accommodation provides flexible accommodation with shared staff facilities and all suites providing central heating, carpeting and the usual office finishes.

Location

Petersfield is a popular market town situated on the south coast with excellent road and rail links to London, Portsmouth and Winchester.

The subject premises are located centrally within the High Street, forming part of the town centre. The premises are located a short distance from the main entrance to Rams Walk and The Square.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Room 15	150	13.94	Available
1st - Room 22	217	20.16	Available
1st - Rooms 16 & 17	275	25.55	Available
1st - Rooms 16, 17 & 18	453	42.09	Available
1st - Room 18	178	16.54	Available
Total	1,273	118.28	

Terms

The suites / rooms are available on new 3 year leases on an "all inclusive" basis exclusive of Business Rates, rent are as follows:

Room 15 - £3,000 per annum inclusive

Room 22 - £4,340 per annum inclusive

Room 18 - £3,560 per annum exclusive

Rooms 16 & 17 - £5,500 per annum exclusive

Rooms 16, 17 & 18 - £9,060 per annum exclusive

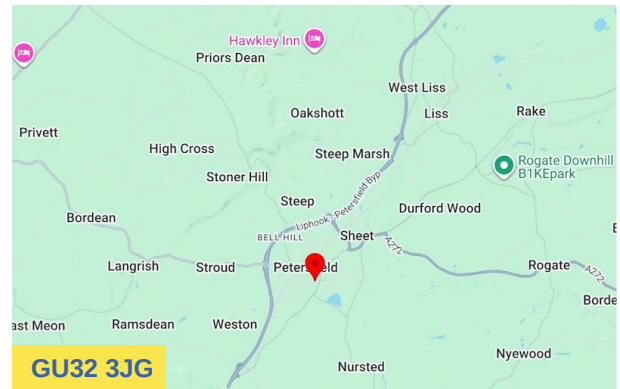
Business Rates

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

Other Costs

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

VAT - Unless stated otherwise all rents & cost are exclusive of VAT



Viewing & Further Information

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Rooms 16 & 17/275 sq.ft.



Room 18/178 sq.ft.



Room 22/217 sq.ft.