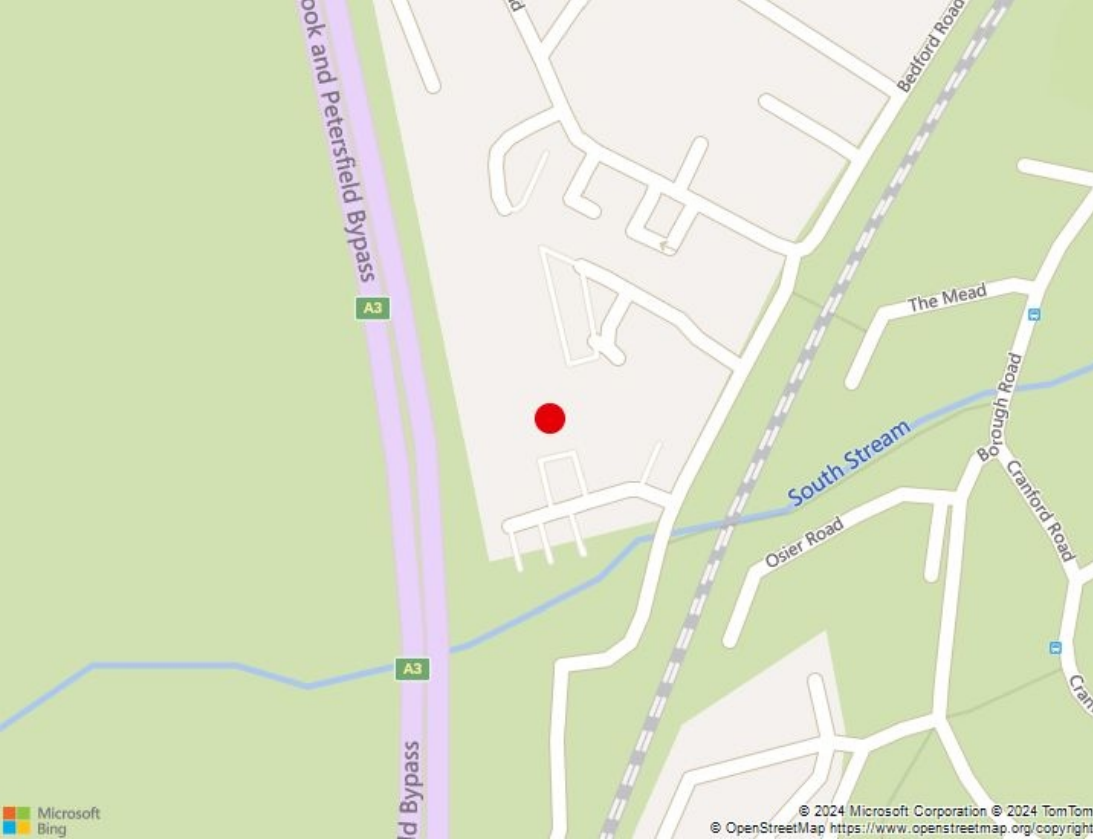


MODERN GROUND FLOOR OFFICE TO LET

Unit 8, Rotherbrook Court, Bedford Road, Petersfield, Hampshire, GU32 3QG

2,485 SqFt (230.86 SqM) | £35,000 per annum exclusive





KEY FEATURES

- Popular business park location
- Close proximity to Petersfield Town Centre
- 8 parking spaces
- Raised floors
- Air conditioning
- Virtual tour - [click here](#)

LOCATION

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk road, approximately 18 miles to the north of Petersfield 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 minutes). Rotherbrook Court is situated on the well established Bedford Road Business Park. Petersfield town centre is close by, offering a range of shops, restaurants and other amenities.

DESCRIPTION

The accommodation comprises the ground floor of 8 Rotherbrook Court, being self-contained with the benefit of shared toilet facilities. The offices are fully carpeted and have the benefit of air conditioning, internal kitchen, built in storage units, large boardroom along with small individual office, dedicated file storage/data room, intruder alarm, secure door entry system, raised floors and suspended ceilings with floor boxes providing data and power.



Area	SqFt	SqM
Ground floor office area	2,485	230.86
Total Floor Area	2,485	230.86

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TERMS

The premises are available by way of a new Lease, the length of which is to be agreed on negotiation.

ASKING RENT

£35,000 per annum exclusive

EPC

Energy Performance Rating B-47. Certificate available on request.

BUSINESS RATES

Rateable Value £32,250 Rates Payable 2024/2025 £17,589.75 per annum. Interested parties are advised to make their own enquiries with the Local Authority (East Hampshire).

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact Joint letting agents:

Curchod & Co

Contact - Alex Blown DDI - 01252 710822 / 07570 682196

Email: ablown@curchodandco.com

or **Burley Browne:**



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

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Eleanor Robinson

DDI: 0121 321 3441

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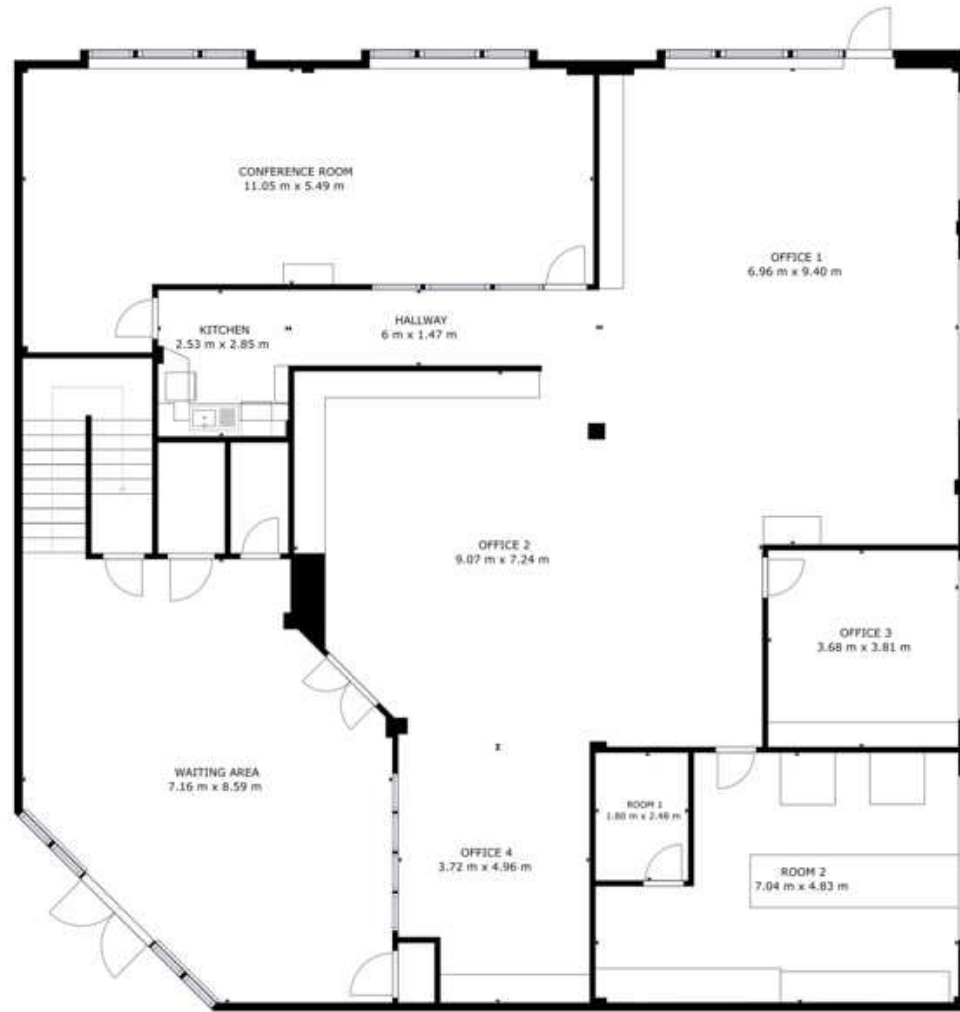


0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



GROSS INTERNAL AREA
FLOOR 1: 325.19 m²
TOTAL: 325.19 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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