



1 & 1A Penns Road, Petersfield GU32 2EW

**FOR SALE**

COMMERCIAL PREMISES SUITABLE FOR  
VARIETY OF USES STP

**7,050 Sq Ft  
(655 Sq M)**

## DESCRIPTION

Unit 1, at the front of the premises, comprises 2 storey brick built offices and showroom with a separate ground floor office suite. The building benefits from central heating and passenger lift and is arranged as private offices/meeting rooms.

Unit 1A, to the rear of the premises, is again 2 storey and is suitable for office, studio, storage or workshop uses.

- ✔ Prominent location
- ✔ 12 car parking spaces
- ✔ Central heating and passenger lift
- ✔ Suitable for various uses

## LOCATION

The properties occupy a highly visible position on the corner of Penns Road and Station Road alongside the level crossing close to Petersfield Town Centre and mainline Railway Station with London Waterloo only 1 hour away. The A3, providing access to Portsmouth, Guildford and London, is within 3 minutes drive.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 1 (NIA) Main Building	1,752	163
Unit 1 (NIA) Front Showroom	372	35
Unit 1 (NIA) First Floor	2,246	209
Unit 1A (GIA) Ground Floor	1,400	130
Unit 1A (GIA) First Floor	1,280	119
<b>Total</b>	<b>7,050</b>	<b>655</b>

## VAT

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

## LEGAL COSTS

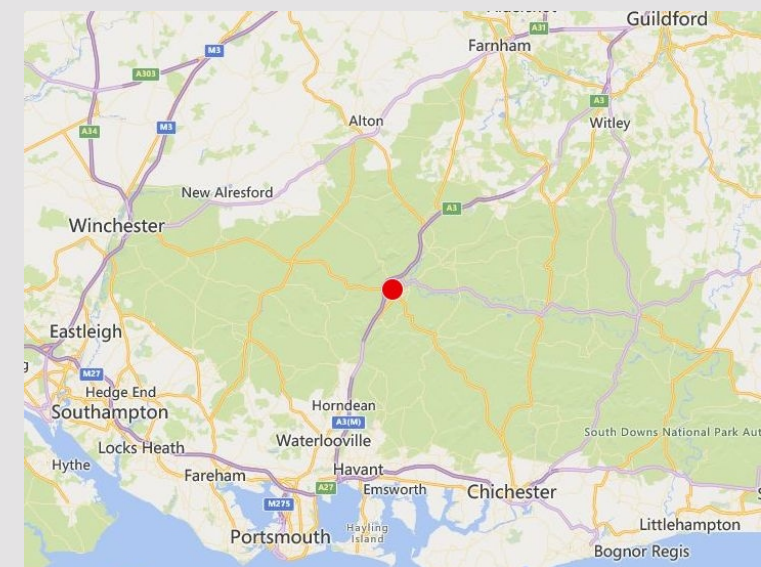
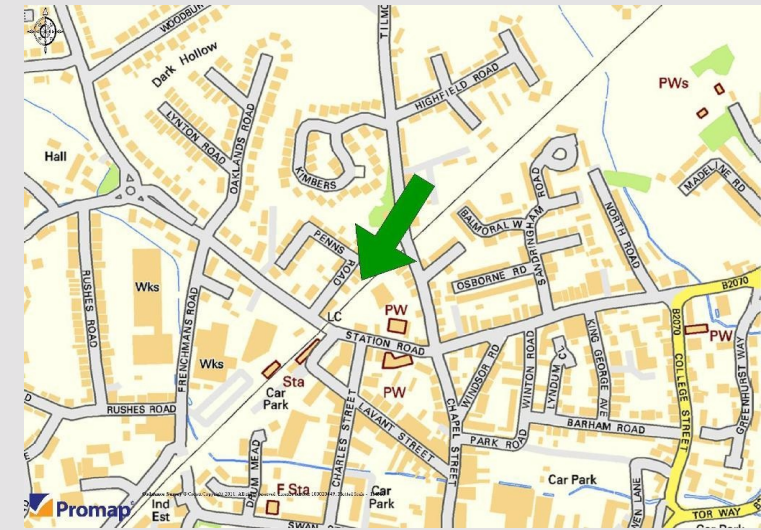
Each party to be responsible for their own legal costs incurred in any transaction.

## TERMS

Freehold price on application.

## EPC

The Energy Performance Asset Ratings are 1 Penns Road - E113 and 1a Penns Road - E120.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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