

BRAND NEW TRADE COUNTER SCHEME – LAST REMAINING UNIT – READY OCTOBER 2021

PARKERS TRADE PARK

PETERSFIELD GU32 3QN

A development by Wynnstay Properties PLC in conjunction with Aitchison Developments



TO LET LAST REMAINING UNIT

Unit 1
Let to Screwfix

SCREWFIX

Unit 2
Let to Toolstation

TOOLSTATION

Unit 3
To Let – 4,500 sq ft

DESCRIPTION

The property comprises a brand new terrace of three trade counter units due to be completed in October 2021. The units will form the second phase of Parkers Trade Park, which is an established trade location and the units will benefit from:

- Built to BREEAM Very Good standard
- 6 metre minimum eaves
- All mains services to the unit (Gas, water, electricity)
- Electric roller shutter door
- Glazed pedestrian door
- 10 dedicated parking spaces

Other occupiers on the estate and nearby include Screwfix, Toolstation, City Plumbing, Fascia Place, 2 U Tyres, Howdens, Motor Parts Direct and GPS Agencies:

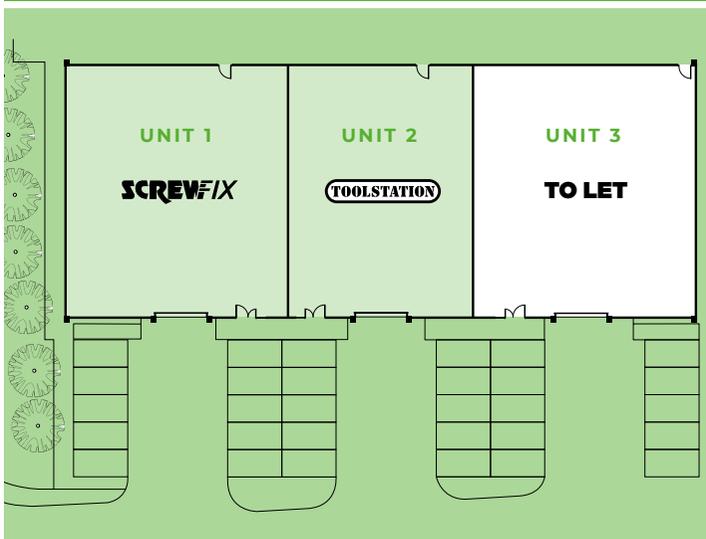
ACCOMMODATION

Approximate Gross Internal Area:

Unit 1 – Let to Screwfix

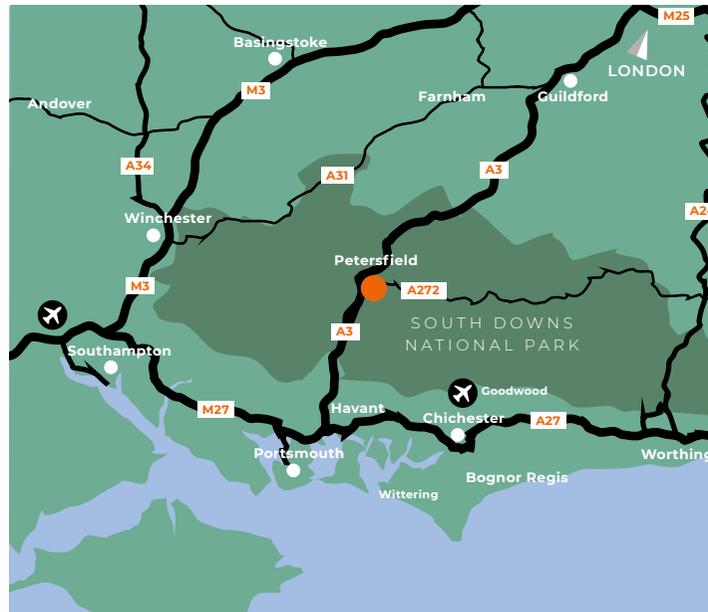
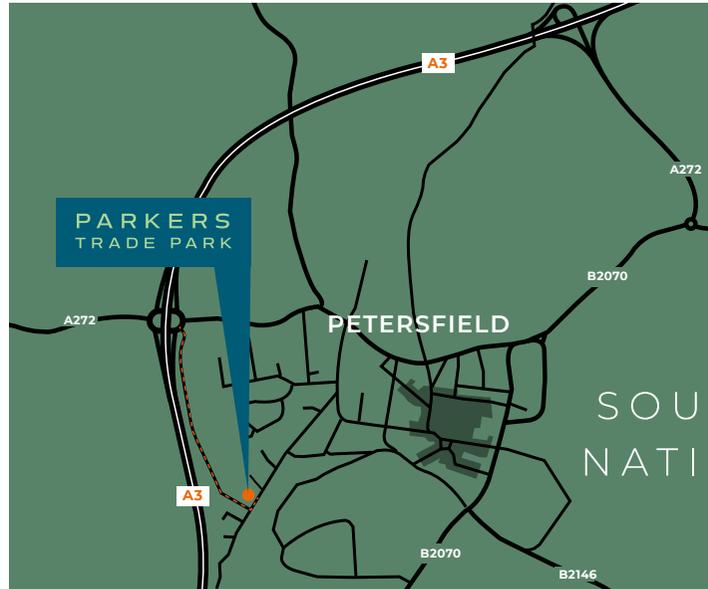
Unit 2 – Let to Toolstation

Unit 3 – 4,500 sq ft



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.



COMMUNICATION

	TIME	MILES
London Waterloo by rail	1 hr 13 min	57 miles
Gatwick Airport	1 hr	47 miles
Heathrow Airport	57 min	48 miles
Southampton Airport	39 min	33 miles
Portsmouth Ferry Terminal	21 min	18 miles

PLANNING

Class B1, B2 and B8 uses with a trade counter consent.

EPC AND BUSINESS RATES

To be assessed on completion.

TERMS

The remaining unit is available to let by way of a new full repairing and insuring lease for a minimum term of 10 years and subject to a five year open market (upward only) rent review. Rent on application.

VAT

The property is registered for VAT.

FURTHER INFORMATION

Please contact the joint sole agents:



Andrew Veitch
07826 947 321
andrewveitch@montagu-evans.co.uk



Sebastian Martin
023 9262 9007
s.martin@flude.com

Mikael Goldsmith
07817 442525
m.goldsmith@flude.com