



34 Lavant Street, Petersfield,
Hampshire, GU22 3EF

TO LET

PROMINENT FOUR STOREY LANDMARK OFFICE BUILDING

Total Size - 4,264 sq ft

Key Features:

- Petersfield is an attractive market town strategically located on the A3
- Excellent connectivity via road and train
- Brand new modern office building
- Suit a variety of other uses such as health, medical, professional and financial services (stp)
- Finished to a high specification
- Onsite parking
- New FRI lease available (targeting completion of works Q1 2025)
- Rent £22.50 psf exclusive
- Available as a whole or in part





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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. Road communications are excellent and in addition Petersfield benefits from a fast frequent train service to London Waterloo and to Portsmouth and the South Coast.

The property is situated in Petersfield town centre on the southern side of Lavant Street, opposite the train station. The town offers a wide range of retail and food & beverage including Waitrose, Gails Bakery, Mint Velvet, Crew Clothing, Cafe Nero and Annie Jones.

EPC

To be assessed.

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £22.50 psf exclusive.

Business Rates

To be assessed.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

May 2024

Accommodation

Once constructed the property will provide a prominent landmark office building arranged over four floors, plus a basement. The overall finish will be high-quality and contemporary, together with the following amenities:

- Raised floors
- Comfort cooling
- Carpeted throughout
- Door entry system/signage
- Suspended ceilings
- LED lighting
- Kitchenettes and WCs
- Passenger lift
- Onsite parking

We understand the accommodation will have the following approximate floor areas:

Area	Sq Ft
Ground Floor	1,313
First Floor	1,269
Second Floor	1,038
Third Floor	637
Total	4,264
Basement	668

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin

s.martin@flude.com

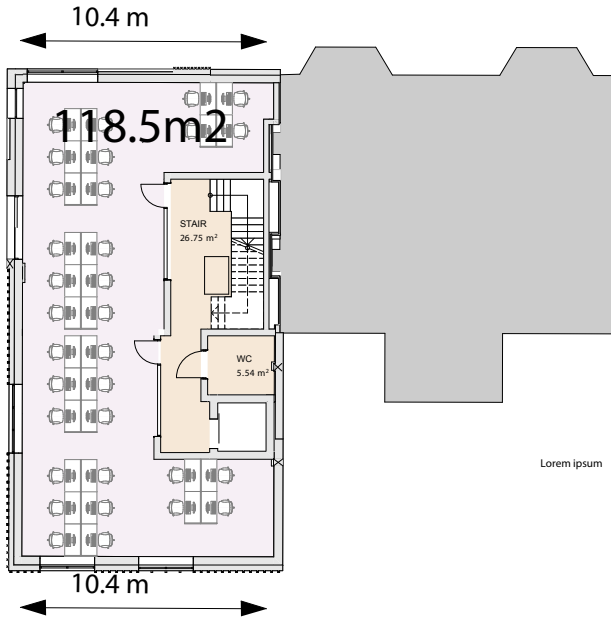
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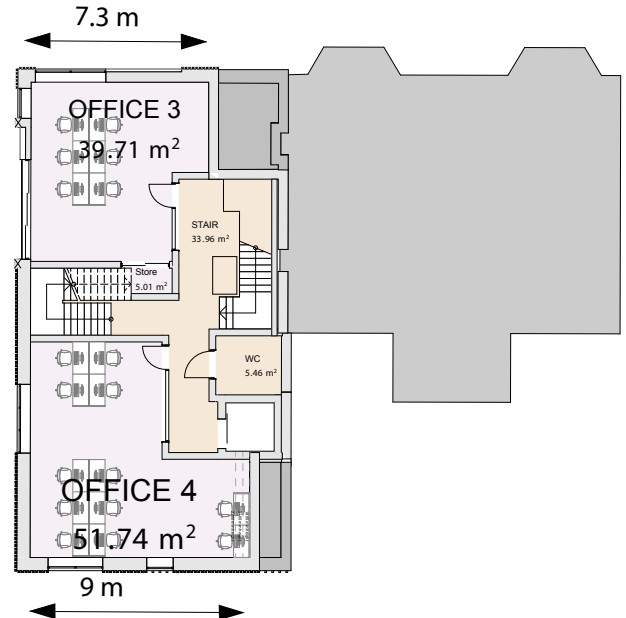




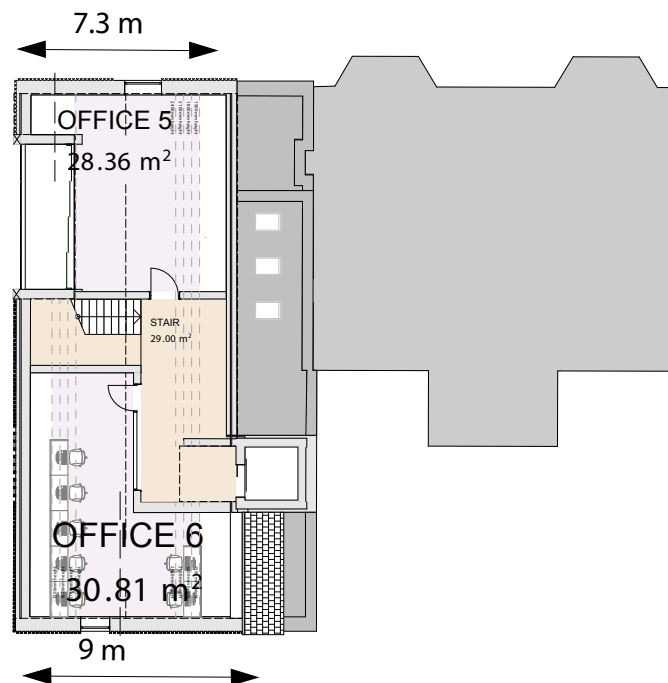
Floor Plans



FIRST FLOOR 1



SECOND FLOOR 2

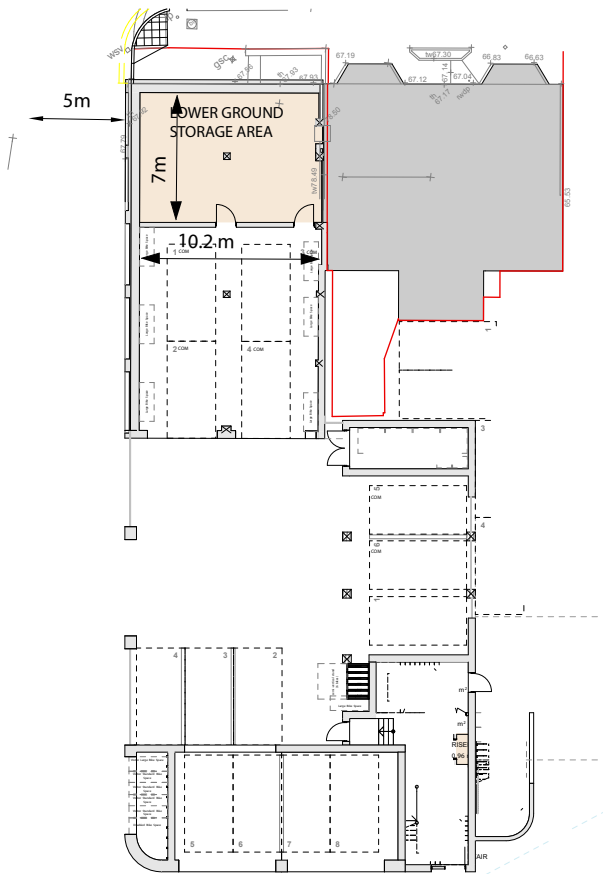


THIRD FLOOR 3

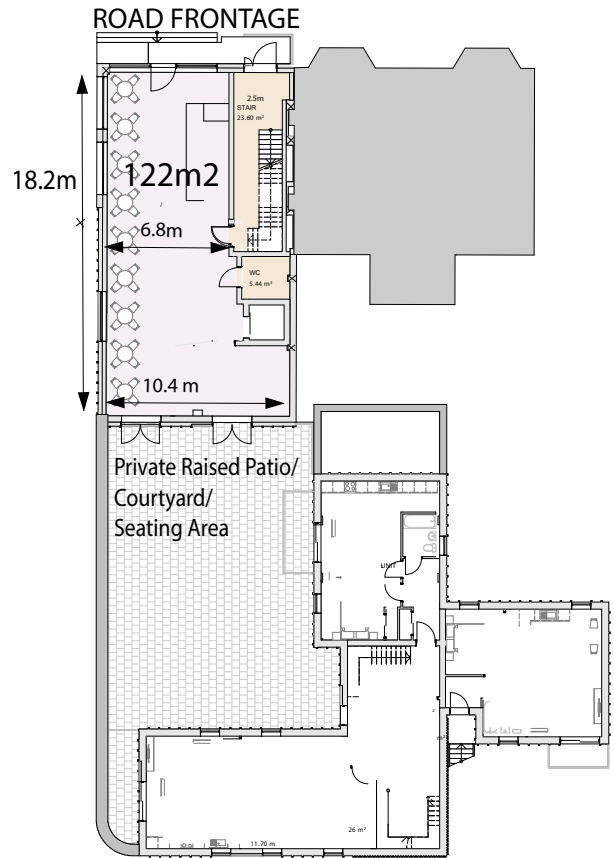
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Floor Plans



LOWER GROUND FLOOR -1



GROUND FLOOR/STREET LEVEL 0

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GOAD Map



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