

Logistics / Distribution Facility Under Refurbishment  
**79,491 Sq Ft (7,385 Sq M)**

**Available Q4 2024**

**To Let / For Sale**

**PB 80**  
PETERSFIELD

Bedford Road, Petersfield  
**GU32 3OD**

# DESCRIPTION

PB 80

**A rare opportunity** to acquire a fully refurbished modern unit either For Sale or To Let. The property is situated within the main industrial estate in Petersfield on Bedford Road with **immediate access to the A3**.

Refurbishment will be complete Q4 2024 with the warehouse to be returned to fully open plan space benefiting from 14 loading doors, 65m maximum yard depth, and 114 car parking spaces with 5 EV charging points.

The local area features a range of **established occupiers and amenities** such as;

TOOLSTATION



Travis Perkins

SCREWFIX

Premier Inn



TESCO

VOLVO



HOWDENS

ALDI

M&S



- 
12 Dock Level Doors
- 
2 Level Loading Doors
- 
Eaves Of 7.5m
- 
590 kVA Power Supply
- 
Up to 65m Yard Depth
- 
360 Degree HGV Circulation
- 
Target EPC Rating A
- 
PV Ready
- 
24 / 7 Gatehouse Security
- 
114 Car Parking Spaces (5 EV Charging)
- 
6,750 Euro Pallet Spaces
- 
CAT A First Floor Office Accommodation



AREA	SQ FT	SQ M
Ground Floor Warehouse	70,909	6,588
First Floor Office	8,362	777
Gatehouse	220	20
<b>Total</b>	<b>79,491</b>	<b>7,385</b>



///materials.leaps.first

GU32 3QD

## AVISON YOUNG

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PRIME BOX



### Car Drive Times



**A3**  
0.3 miles / 1 min

**Portsmouth**  
18 miles / 21 mins

**Central London**  
57 miles / 101 mins

### Average Train Times From Petersfield



**Portsmouth**  
32 mins

**Guildford**  
33 mins

**London Waterloo**  
64 mins

### Airport Drive Times



**Southampton Airport**  
33 miles / 33 mins

**London Heathrow**  
47 miles / 66 mins

**London Gatwick**  
60 miles / 68 mins

### Port Drive Times



**Portsmouth International Port**  
18 miles / 21 mins

**Port of Southampton**  
43 miles / 50 mins

**London Gateway**  
90 miles / 134 mins

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