

# TO LET COMMERCIAL UNIT



## The Engine House, 77 Station Road, Petersfield, Hampshire, GU32 3FQ

- Opportunity for a rent free period
- An attractive office space
- Excellent Road Connections
- Suitable for office based businesses

First floor available

**£15,000 Per Annum**

# The Engine House, 77 Station Road, Petersfield, Hampshire, GU32 3FQ

The Engine House offers flexible terms with a rent free period and offers a highly attractive opportunity for businesses seeking a professional yet flexible office space in the heart of Petersfield. This first-floor workspace features a convenient kitchenette/coffee station and accommodation comprising of two private offices set within a larger open-plan working area, offering a flexible and collaborative environment. The property occupies a prime position in central Petersfield and benefits from plentiful nearby parking, ensuring excellent accessibility for staff and visitors alike.

## Situation

The Engine House is located on Station Road, in a prime central Petersfield location. The property has excellent transport links with the railway station within a 5 minute walk of the property. Access to Portsmouth approx. 30 mins and London Waterloo approx. 70 mins. It also benefits from easy access to the A3 with road links to London and Portsmouth as well as Winchester via the A272.

## Accommodation and Rent

The Engine House extends to approximately 750 sq. ft (69.68 sq. m)

The rent is £15,000 per annum (excluding VAT)

## Access

The Engine House can be accessed between 7am - 10pm Monday to Friday. The unit can be accessed between 8am - 8pm on a Saturday and 8am - 2pm on a Sunday.

## Business Rates

A portion of the rates will be payable by the tenant.

## Services

Mains electricity, water and private drainage is available. The property has electric heating, shared WC and washing facilities.

The services are metered and will be payable proportionally.

## Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement.

## Legal Cost

Each party will be responsible for their own legal costs.

## Local Authority

East Hampshire District Council  
t 01730 266551  
w <https://www.easthants.gov.uk/>

## Directions

When following the A3, take the exit towards Petersfield onto Winchester Road, take the last exit at the round about towards Station Road. The Property will then be found on your right hand side.

## Viewings

Strictly by appointment with BCM Wilson Hill

Louisa Watson Smith and Ruth Hicks  
t 01965 763900  
e [lettings@bcmwilsonhill.co.uk](mailto:lettings@bcmwilsonhill.co.uk)

## What 3 Words

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