



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
Total	7,050	655

VAT

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

LEGAL COSTS

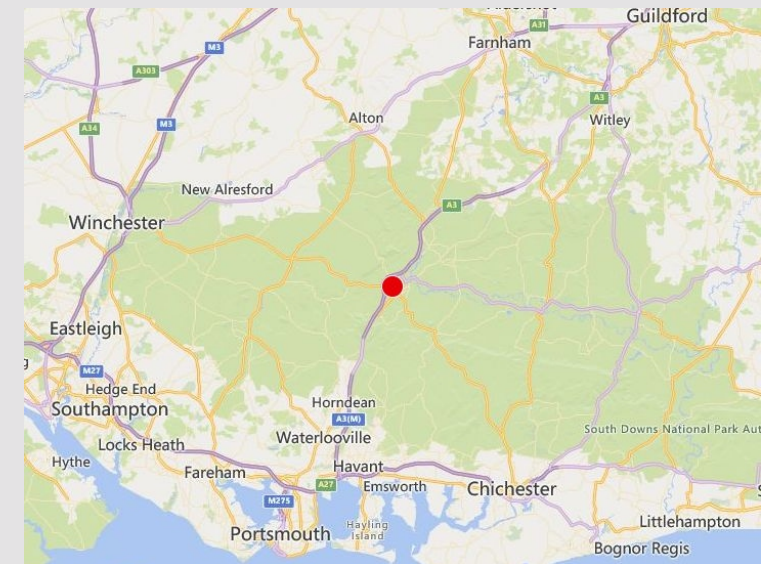
Each party to be responsible for their own legal costs incurred in any transaction.

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

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