



**MAKING
PROPERTY
WORK**
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**FOR SALE/
TO LET**

INDUSTRIAL AND WAREHOUSE – 112,621 SQ FT (10,462.49 SQ M)
Denmark House, Bedford Road, Petersfield, Hampshire, GU32 3QD

DESCRIPTION

A temperature controlled facility providing cold, ambient and chilled storage.

LOCATION

Situated within the main industrial estate in Petersfield on Bedford Road just off the A3.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	83,579	7,764.49
Offices	8,958	832.2
Production/Welfare 1st Floor	19,760	1,835.7
Gatehouse	324	30.1
TOTAL	112,621	10,462.49

AMENITIES

- Temperature Controlled Distribution Facility
- 8 dock level doors
- 2 level loading doors
- Ambient, chilled, frozen facility
- EPC Rating B
- Site area of 4.8 acres
- Eaves height ranging from 7m to 10m
- High - 595 kVA power supply
- 100 car parking spaces (5 EV charging)
- 24/7 large secure yard

RENT

On application

PRICE

On application

RATES

The current 2023 Rateable Value of the property is £450,000.

VAT

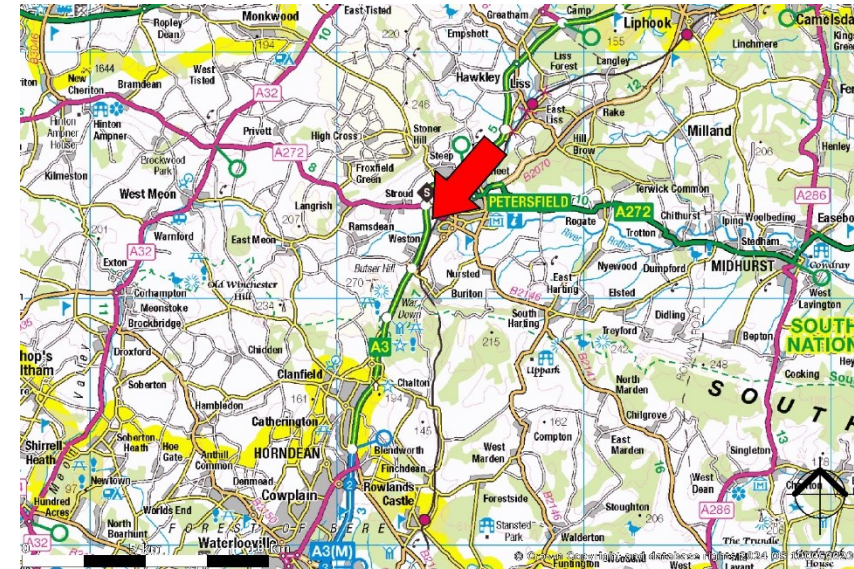
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



VIEWINGS – 01293 441300

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