



Ground Floor, 8 Rotherbrook Court
Bedford Road, Petersfield, GU32 3QG

**Modern ground floor office
with parking**

2,485 sq ft
(230.86 sq m)

- 8 parking spaces
- Raised floors
- Air conditioning
- Kitchenette
- Door entry system
- EPC B (47)

Summary

Available Size	2,485 sq ft
Rent	£35,000.00 per annum
Rates Payable	£17,589.75 per annum
Rateable Value	£35,250
Service Charge	N/A
EPC Rating	B (47)

Description

The accommodation provided comprise the ground floor of 8 Rotherbrook Court, the offices being self-contained with the benefit of shared toilet facilities. The offices are fully carpeted and have the benefit of air conditioning, internal kitchen, built in storage units, large boardroom along with small individual office, dedicated file storage/data room, intruder alarm, secure door entry system, raised floors and suspended ceilings with floor boxes providing data and power.

Location

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk road, approximately 18 miles to the north of Petersfield and 25 miles to the south of Guildford. Petersfield benefits from a fast and frequent train service to London Waterloo (1 hour) and to Portsmouth (35 minutes). Rotherbrook Court is situated on the well established Bedford Road Business Park. Petersfield town centre is close by offering a range of shops, restaurants and other amenities

Terms

A new lease is available directly from the landlord for a term to be agreed.

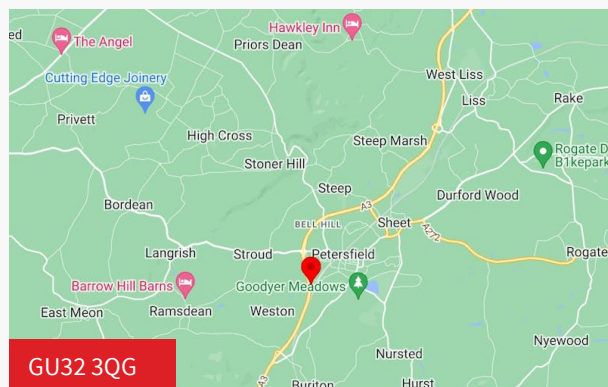
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Alex Blown
01252 710822 | 07570 682196
ablown@curchodandco.com

Nick Reeve
01252 710 822
nreeve@curchodandco.com

Caeden Ellis
01252 710822
cellis@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 15/05/2024

