

FOR SALE / TO LET



HOLLOWAY ILIFFE & MITCHELL

DETACHED INDUSTRIAL / WAREHOUSE BUILDING

19,375 Sq Ft (1,799.94 Sq M)

**34 Lavant Street
Petersfield
Hampshire**

SATNAV GU32 3EF



- ▼ Town Centre Location, Close To Railway Station
- ▼ B2 Heavy Industrial Use
- ▼ Internal Offices
- ▼ Part of site subject to restricted hours of operation
- ▼ Yard For Parking, Loading & Turning



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Commercial Estate Agency > Property Management > Valuations > Development Advice
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LOCATION

The Premises are located at the top of Lavant Street, roughly opposite the Railway Station and approximately 2 miles from the A3 bypass.

Petersfield benefits from other industrial premises located at Bedford Road, these premises are approximately 2 miles from the other industrial activities in the town.

DESCRIPTION

The property comprises a large detached industrial building with the benefit of B2 use. Some of the buildings are restricted in terms of hours of operation. Further details on request.

The site has a number of buildings, built around various structures all around steel portal frames with pitched asbestos sheet roofing with inset natural roof lighting. The main building has a concrete base floor, 18ft eaves and 2 loading doors.

The property also has a mezzanine floor which is laid out as offices with further staff facilities.

Externally the site has a yard which is used for parking, loading and turning.

ACCOMMODATION

Industrial Building	19,375 sq.ft	1,799.94 sq.m
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TERMS

Rent on application.

Available on a new lease for a term to be agreed.

The freehold of the property is available. Price on application.

BUSINESS RATES

Rateable value: £77,500.

Uniform business rates payable for 2018-2019: £38,207.50

Source: voa.gov.uk

You are advised to confirm the rates payable with the local council before making a commitment.

OTHER COSTS

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

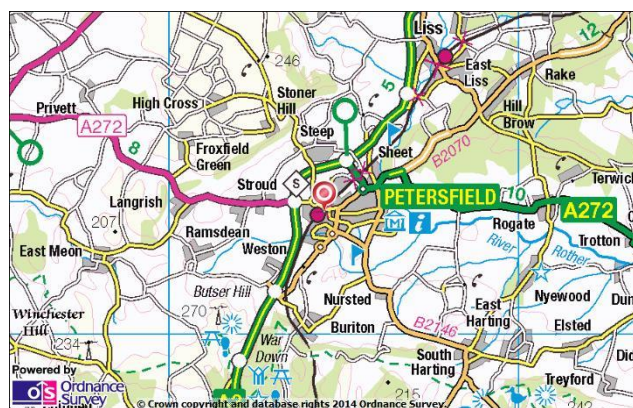
Unless stated, all prices and rents are quoted exclusive of VAT.

EPC RATING

E (104)



LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited
Registered Office: 10 Acorn Business Park Northarbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment
with sole agents

Stuart Mitchell

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**HOLLOWAY
ILIFFE &
MITCHELL**
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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.leasingbusinesspremises.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.