FOR SALE / TO LET

HOLLOWAY ILIFFE & MITCHELL

DETACHED INDUSTRIAL / WAREHOUSE BUILIDNG

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
- Yard for Parking, Loading & Turning

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34 Lavant Street , Petersfield, Hampshire

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 and in part unrestricted hours of use, built around various structures all around steel portal frames with pitched asbestos sheet roofing with inset natural roof lighting, 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 faciltiies.

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

ACCOMMODATION

Industrial Building	19,375 sq.ft / 1799.94 sq.m

TERMS

£75,000 per annum exclusive of VAT

Available on a new effective full repairing and insuring lease for a term to be agreed subject to 3 yearly upward only rent reviews.

Freehold - The freehold property is available at offers in the region of £1,500,000 plus VAT.

BUSINESS RATES

Rateable value: £77,500.
Uniform business rates payable for 2017-2018: £37,122.50
Source: voa.gov.uk

You are advised to confirm these figures before making a commitment.

OTHER COSTS

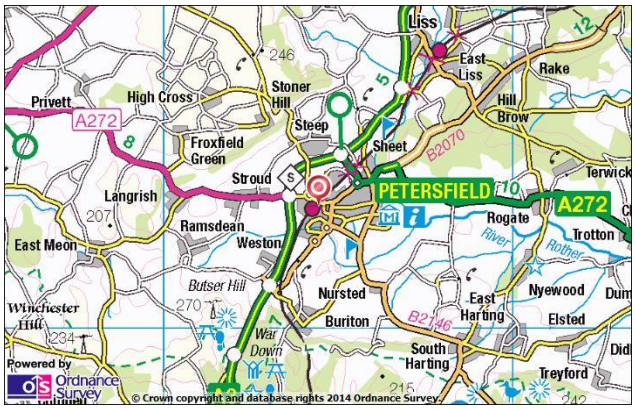
Each party to be responsible for their own legal costs incurred in the transaction.

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

T 023 9237 7800
T 023 8011 9977
E stuart@hi-m.co.uk

023 9237 7800
HOLLOWAY ILIFFE & MITCHELL
hi-m.co.uk

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COMMERCIAL LEASE CODE OF PRACTICE

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.

Date Prepared: 23-May-2017