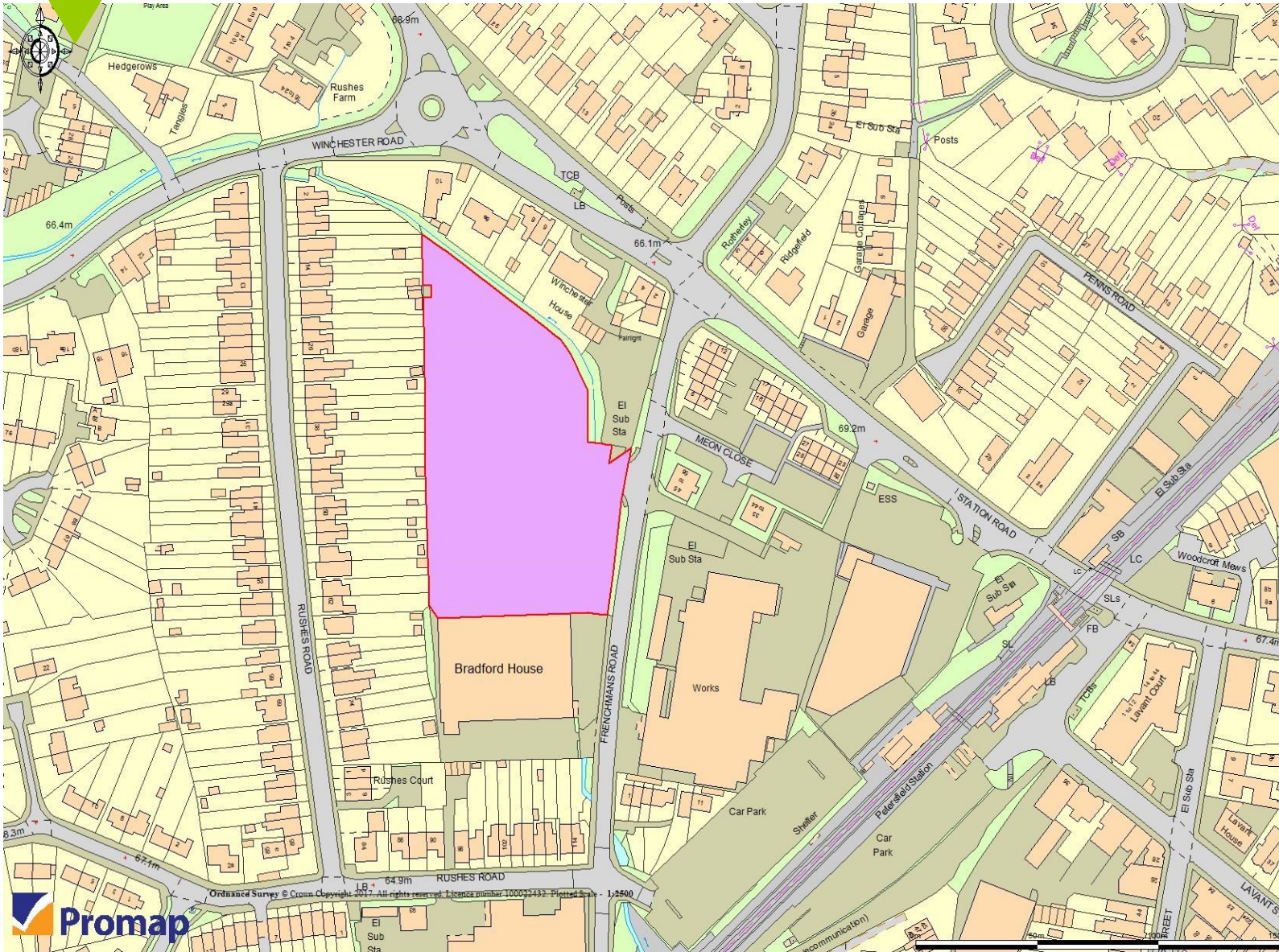


COMMERCIAL DEVELOPMENT LAND FOR SALE/TO BE LET

Petersfield

alder king

PROPERTY CONSULTANTS



PROMINENT DEVELOPMENT SITE

Land at Frenchmans Road
Petersfield
Hampshire
GU32 3AW

2.26 acres (0.91 ha.)

Suitable for:

- Headquarters Office Building
- Campus Style Office Buildings
- Industrial/Business Units

Land at Frenchmans Road, Petersfield GU32 3AW

Location

Petersfield is located in the heart of East Hampshire approximately 35 miles to the North East of Southampton, 18 miles to the north of Portsmouth, 24 miles south of Basingstoke and 26 miles to the south west of Guildford.

Junctions 9 & 10 of the M3 motorway are approximately 30 minutes to the west of Petersfield and provides direct access to the M25 to the North and Southampton to the South. Petersfield benefits from a mainline railway station which is within 5 minutes walk of the subject site and has direct access to London Waterloo in an average journey time of 75 minutes.



Description

The former Estee Lauder UK Headquarters known as Paris House is shortly to be demolished. The property comprises a predominantly rectangular site which is virtually level and is accessed directly off Frenchmans Road approximately 75m from the junction off Station Road.

The site area which has been measured using Promap comprises 2.26 acres (0.91 ha).

Planning

The Local Planning Authority is the South Downs National Park Authority.

Options

The site is considered by the South Downs National Park Authority to be employment land. We have therefore produced schematic layout plans prepared by Eric Cole Architects which illustrate the development potential. The proposals are all subject to planning permission, building regulations and any other statutory requirements.

The three proposals show:

- Option 1 - Headquarters Office Building

A 26,800 sq ft (2,490 sq m) Grade A office building laid out over three storeys with approximately 104 car parking spaces. The offices will be predominantly open plan in nature with suspended ceilings, raised floors and air conditioning.

- Option 2 - Campus Style Office Buildings

Three detached office buildings offering 5,662 sq ft (526 sq m), 8,557 sq ft (795 sq m) and 11,625 sq ft (1,080 sq m). These would be three storey in style but it is proposed they could be non air-conditioned in nature. 100 car parking spaces would be provided to be allocated on a pro rata basis.

- Option 3 - Terrace of Industrial/Business Units

Six units ranging from 2,497 sq ft (232 sq m) to 10,012 sq ft (930 sq m). These units will be of steel portal frame construction with full height cladding and an internal eaves height of 6m. Each will benefit from its own full height sectional up and over electrically operated loading door, w.c facilities and offices comprising 10% of the floor area laid over two floors.. Externally, each unit will have its own dedicated loading area and car parking.

Each option will benefit from a fully landscaped environment and it is proposed the buildings will be constructed using the latest environmental techniques.

All areas quoted are based on net internal areas for the offices and gross internal areas for the industrial buildings. All areas will be confirmed upon completion of the buildings in accordance with current Measuring Standards.

Proposal

Enquiries are sought from office or industrial users seeking new accommodation. The options as set out are not exhaustive and any expressions of interest for employment uses are welcomed.

Prices/rentals upon application to the Agent which will be dependent upon user requirements.

The landowner will impose a restrictive covenant on Title limiting the use of the property for employment uses within Classes B1, B2 and B8.

alder king

PROPERTY CONSULTANTS

Land at Frenchmans Road, Petersfield GU32 3AW

Services

We are advised that all main services are connected to the site and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Legal Costs

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

Business Rates

Interested parties should make their own enquiries to East Hampshire District Council 01730 266551 to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The site is to be redeveloped and therefore there is currently no requirement for an EPC to be prepared at this point in time.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

We are required to state that It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange a site inspection, please contact the agents.

Alder King Property Consultants

15 Cherry Orchard West
Cherry Orchard West
Kembrey Park
Swindon SN2 8UP

www.alderking.com

James Gregory

01793 428106

jgregory@alderking.com

Della Monk

01793 428102

dmonk@alderking.com

Acting as agents for and on behalf of
Lynwood Scientific Developments
Executive Pension Fund

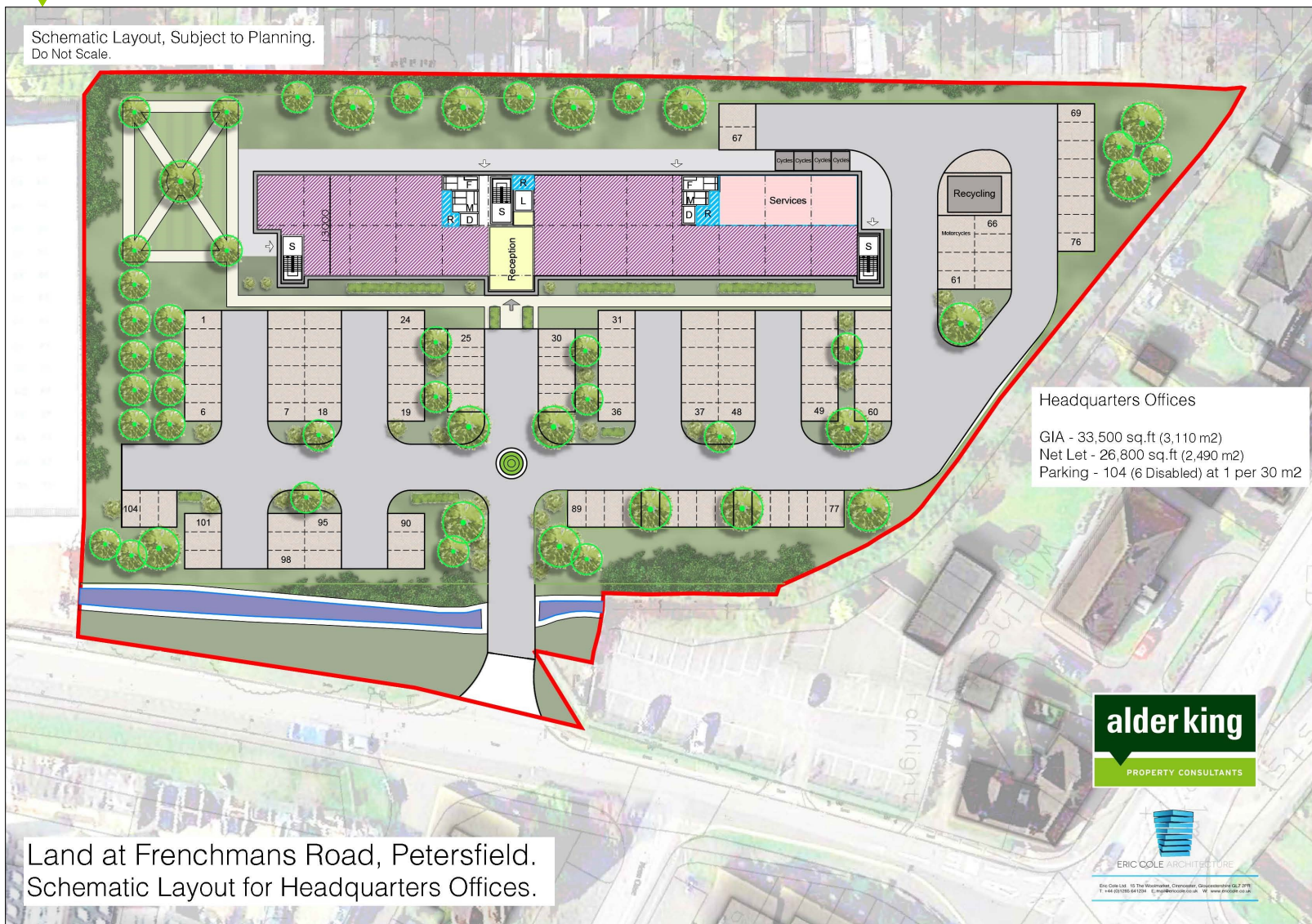
Ref: JDG/DLN/86731

Date: November 2017

alder king

PROPERTY CONSULTANTS

Land at Frenchmans Road, Petersfield GU32 3AW



OPTION 1

HEADQUARTERS OFFICE BUILDING

- **Grade A 3 storey offices**
- **Air conditioned offices**
- **Fully accessible raised floor**
- **Flexible floorplates**
- **Excellent car parking**
- **Freehold or Leasehold**

alder king

PROPERTY CONSULTANTS

Land at Frenchmans Road, Petersfield GU32 3AW

Schematic Layout, Subject to Planning.
Do Not Scale.



Land at Frenchmans Road, Petersfield.
Schematic Layout for Campus Offices.

Campus Offices

Block Z GIA - 14,144 sq.ft (1,314 m2)
Net Let - 11,625 sq.ft (1080 m2)

Block Y GIA - 10,602 sq.ft (985 m2)
Net Let - 8,557 sq.ft (795 m2)

Block X GIA - 7,427 sq.ft (690 m2)
Net Let - 5,662 sq.ft (526 m2)

Total GIA - 32,185 sq.ft (2,990 m2)
Net Let - 25,835 sq.ft (2,400 m2)

Parking - 100 (6 Disabled) at 1 per 30 m2

alder king

PROPERTY CONSULTANTS



ERIC COLE ARCHITECTURE

Eric Cole Ltd, 10 The Woodhouse, Chorley, Lancashire PR7 2PL
T: +44 (0)1524 811111 E: eric@ericcole.co.uk W: www.ericcole.co.uk

OPTION 2

CAMPUS STYLE OFFICE BUILDINGS

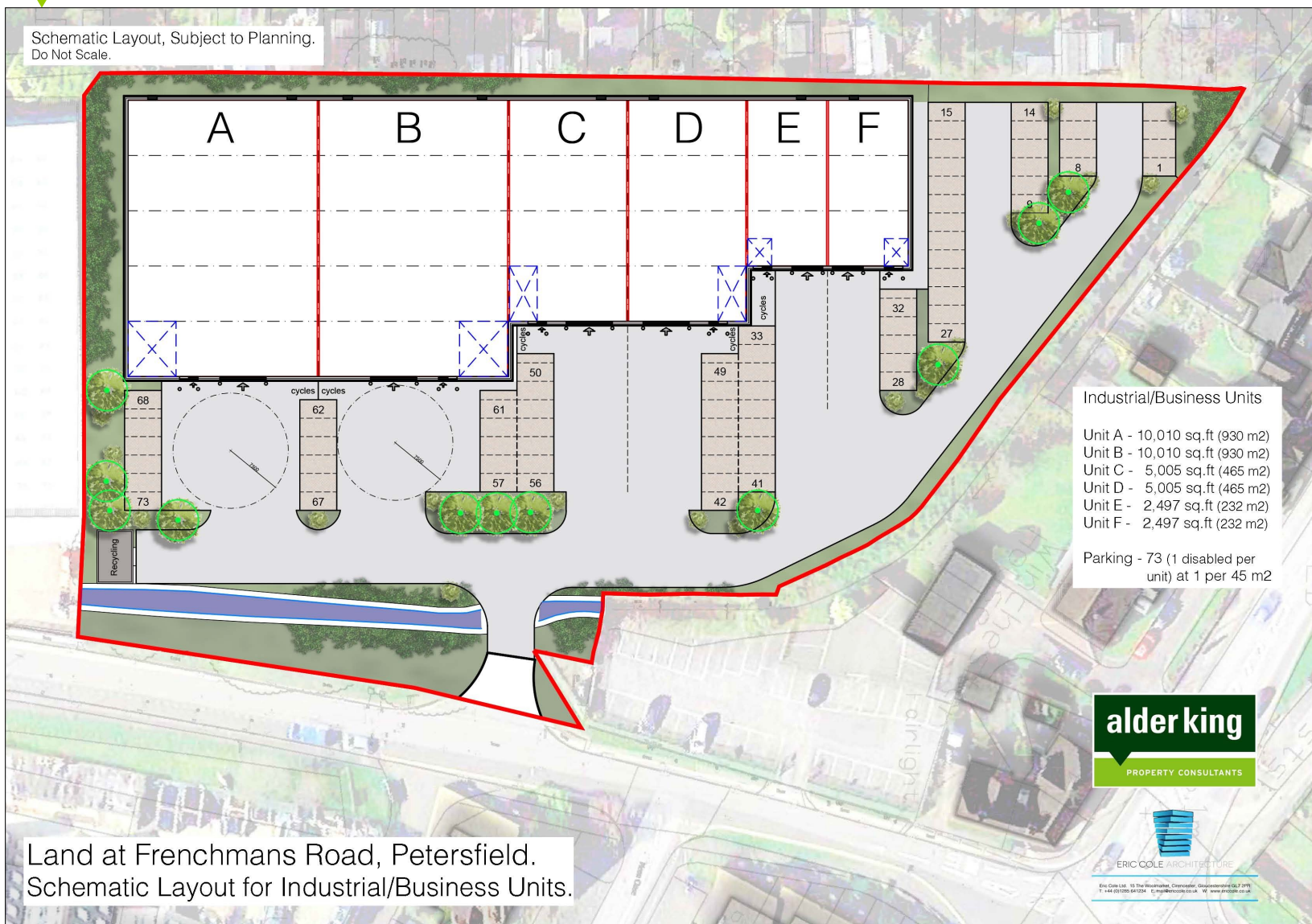
- 3 storey offices
- Naturally ventilated
- Fully accessible raised floor
- Flexible floorplates
- Excellent car parking
- Freehold or Leasehold

alder king

PROPERTY CONSULTANTS

Land at Frenchmans Road, Petersfield GU32 3AW

Schematic Layout, Subject to Planning.
Do Not Scale.



OPTION 3

INDUSTRIAL/BUSINESS UNITS

- Internal eaves height 6m
- Full height loading doors
- 10% offices on two floors
- Excellent car parking
- Freehold or Leasehold

alder king

PROPERTY CONSULTANTS