# PART LET MODERN OFFICE INVESTMENT FOR SALE



EGi's Most Active Dealmaker - Surrey 2016/17



4 RIDGEWAY OFFICE PARK, PETERSFIELD, HAMPSHIRE, GU32 3QF

Modern Office Suite For Sale in Petersfield

Located in Attractive Market Town

Part Income Producing

Close to Town Centre and Mainline Station



238.94 sq m (2,572 sq ft)

### Location

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth truck road, approximately 18 miles from a fast and frequent train service to London Waterloo (1 hour) and to Portsmouth (35 minutes).

Ridgeway Office Park is situated on the well-established Bedford Road Business Park. It is within a few minutes' walk of Petersfield town centre with its range of shops, restaurants and other amenities.

## Description

Unit 4 is a brick built, end of terrace, two storey modern office unit built to a high specification.

Internally the property is carpeted throughout, with suspended floor. suspended ceiling, trunking, cat5 cabling, cat2 lighting and comfort cooling. The ground floor is partitioned throughout and is currently vacant; the first floor has been fitted out to a good specification with a mainly open plan office and kitchenette. At first floor level an impressive curved glass meeting room has also been created.

The unit has 8 car parking spaces, although Bedford Road also offers additional unrestricted parking.

## Accommodation

Ground Floor: 119.47 sq m 1,286 sq ft First Floor: 119.47 sq m 1,286 sq ft **Total** 238.94 sq m 2,572 sq ft

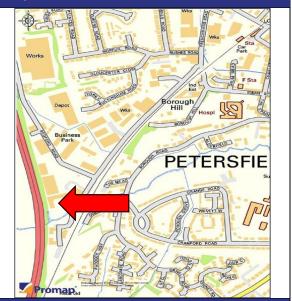
2 Kitchens

Disabled WC (GF) Mixed WC (FF)

### Lease

The First Floor is subject to a lease between Process Servers Group and Associated General Assets for a term of 3 years from 01/09/2016 at £10,000 p.a. for the next 12 months, then increasing to £24,000 p.a. for the remainder of the term.

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### **Guide Price**

£420,000.

### Rates

Rateable Value: £14,250 (Ground Floor) Rateable Value: £15,250 (First Floor)

### **EPC**

To be assessed.

### Legal Costs

Each party to bear their own legal costs incurred in the transaction

## Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.