

5D Charles Street, Petersfield, Hampshire

## 2<sup>ND</sup> FLOOR OFFICES TO LET

### Town Centre Location

Approximate Net Internal Area 52.1 m<sup>2</sup> (561 ft<sup>2</sup>)

- Close proximity to train station and public car park
- Popular market town with good retail and amenity offering
- Current Use Class B1(a) (offices)



### Contact

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# 5D Charles Street, Petersfield GU32 3EH

## Location

The property is situated on Charles Street in the centre of Petersfield, which provides access to Swan Street Car Park, one of the main public car parks in Petersfield town centre. The street has office, shop, leisure and residential uses. The property is situated on the junction with Lavant Street, which leads to Petersfield train station (approximately 100 yards from the property).

Petersfield is an attractive market town located in the South Downs National Park and offers a comprehensive range of amenities. The town has a strong retail area, with a range of national multiples and local traders. There is a hospital, a train station as well as other community assets such as a leisure centre and museum. The town has an administrative function, being the main location for East Hampshire District Council as well as a significant commercial (offices and industrial) on the south west side of the town.

The town benefits from regular bus and train services. Including a direct line to London Waterloo (avg. journey time 1 hr 26 min).

## Description

The premises comprise 2<sup>nd</sup> floor offices, situated over a retail unit, currently occupied by a bridal clothing retailer. The remainder of the building now comprises flats.

Internally, the offices are divided into 3 separate rooms with a small store and toilet.

## Accommodation

The premises extend to the following approximate floor areas:

| Floor                           | Sq M        | Sq Ft      |
|---------------------------------|-------------|------------|
| Room 1                          | 25.3        | 272        |
| Room 2                          | 21.5        | 232        |
| Room 3                          | 5.3         | 57         |
| <b>Total Net Internal Area:</b> | <b>52.1</b> | <b>561</b> |
| Storage                         | 6.1         | 66         |
| Boiling point                   | 2.5         | 27         |

## Terms

A new effective full repairing and insuring lease is available on terms to be negotiated.

## Rental

£6,250 per annum exclusive.

## Rateable Value

Rateable Value: £4,800 (Effective 1 April 2017)

## VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Local Authority

The current Use Class is B1(a) (offices).

## Local Authority

East Hampshire District Council

Telephone: 01730 266551

## Legal Costs

Each party to bear their own reasonable legal costs.

## Services

We believe that mains electricity, water and sewerage are connected at the property. There is no gas.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

## Viewing

By appointment only with the sole agents:

Carter Jonas LLP

9/10 Jewry street, Winchester SO20 8RZ

## Energy Performance Certificate

Awaiting new assessment.

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

### IMPORTANT INFORMATION

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# Carter Jonas