

**DRUM COURT, THE SPAIN,
PETERSFIELD, HAMPSHIRE, GU32 3NG**



**OFFICE BUILDING
TO LET**

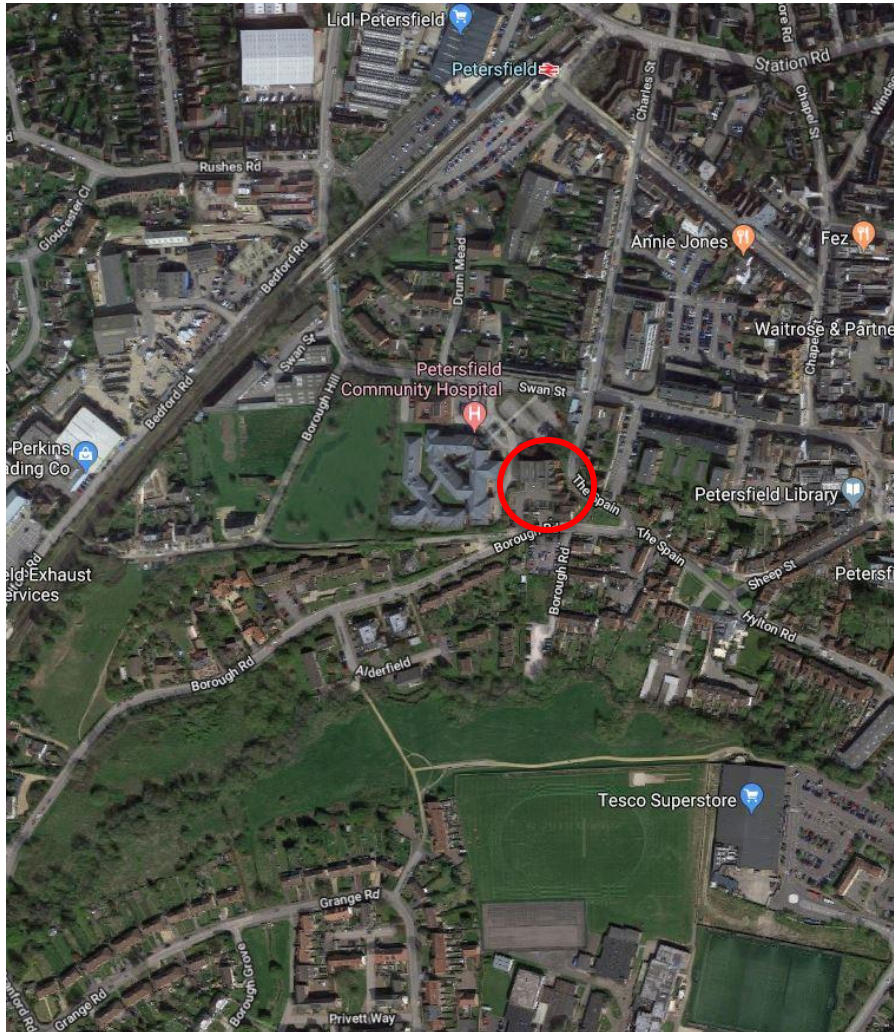
KEY FEATURES

- Tenant's incentives Available
- Town Centre location
- Open plan offices
- Self-contained
- Allocated Parking



11,829 sq.ft (1,099 sq.m) Gross Internal Area

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LOCATION

The property is located on The Spain which is just off Swan Street. The main High Street joins Swan Street rendering the property only 0.2 miles from the main town centre which houses several retail and leisure properties. Petersfield railway station is a short walk to the north with direct links to London.

Road communications are provided by the A3 trunk road which links London and the M25 with the south coast and the A272 which provides access west to Junction 10 of the M3 at Winchester.



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DESCRIPTION

The property comprises an I-shaped, three storey office building with 48 car parking spaces to the rear, constructed approximately 1996 and refurbished in 2012.

The building is accessed directly from The Spain or from the rear car park.

The ground floor reception provides access to an 8-person lift and a central core which in turn accesses the upper floors by way of main staircase.

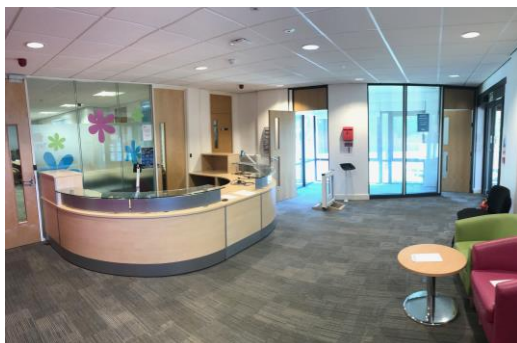
TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Tenant's incentives available subject to lease terms to be agreed.

RENT

£183,350 per annum exclusive payable quarterly in advance.



SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Offices – Ground Floor and Reception	2,336	217
Offices – First Floor	4,865	452
Offices – Second Floor	4,628	430
Total	11,829	1,099

(Measured in accordance with the RICS Property Measurement Standards which now incorporates the RICS Code of Measuring Practice 6th Edition)

EPC

Energy Performance Rating: B(44)

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £55,000. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
February 2020

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