

Logistics / Distribution Facility Fully Refurbished

79,609 Sq Ft (7,395.9 Sq M)

4.8 acre site with low site density of 34%

Immediately Available

To Let / For Sale

PB80
PETERSFIELD

Bedford Road, Petersfield
GU32 3OD

**REFURBISHMENT
WORKS COMPLETE**



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A rare opportunity to acquire a fully refurbished modern unit either For Sale or To Let. The property is situated within the main industrial estate in Petersfield on Bedford Road with **immediate access to the A3**.

The fully refurbished unit is available for **immediate occupation**, with the warehouse returned to fully open plan space and benefiting from 14 loading doors, 65m maximum yard depth and 114 car parking spaces with 5 EV charging points.

The local area features a range of **established occupiers and amenities** such as;



Travis Perkins



VOLVO



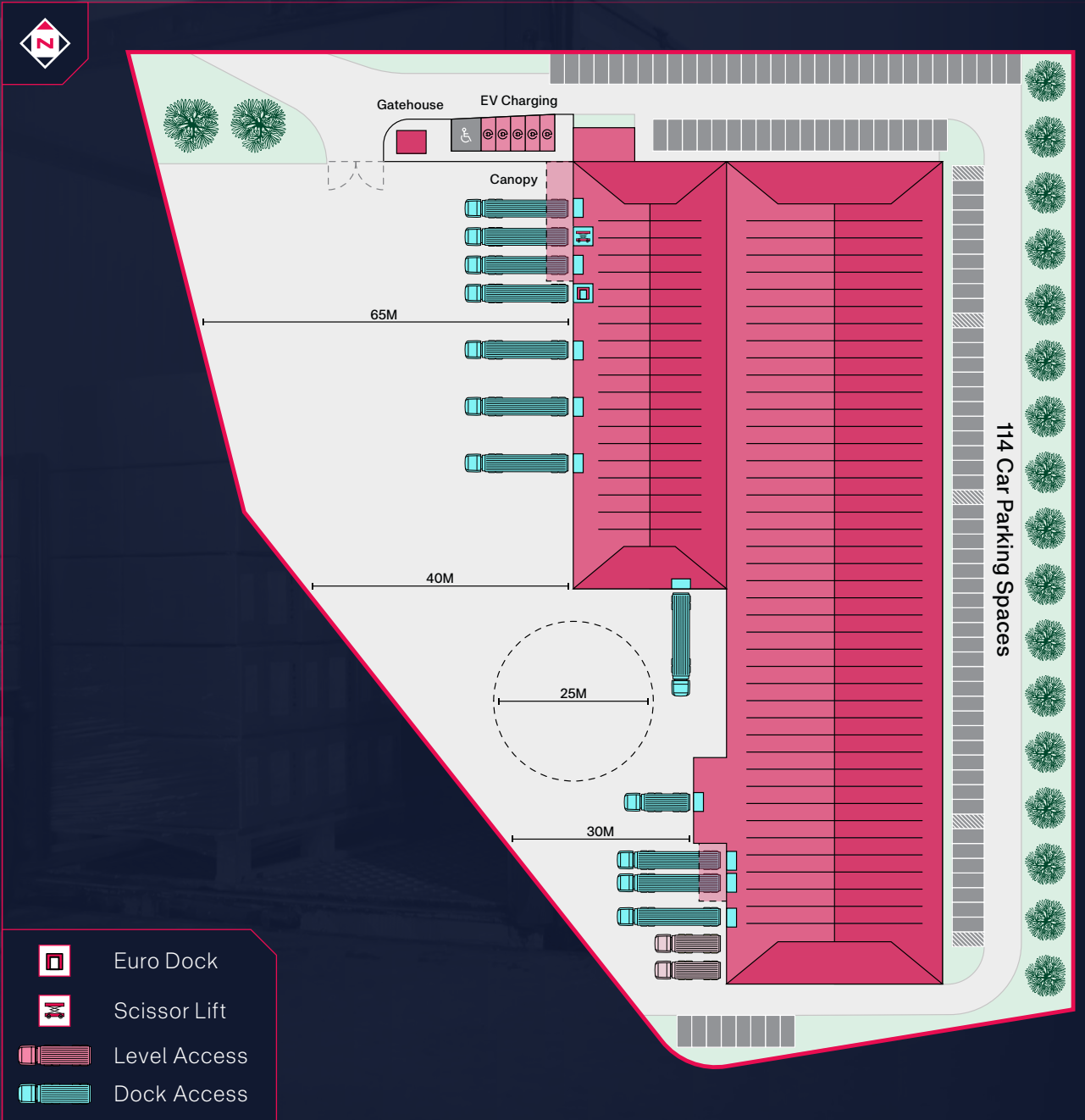
HOWDENS

ALDI

M&S



-  12 Dock Doors
Inc. 1 Euro Dock Door
& 1 Scissor Lift
-  2 Level
Loading Doors
-  7.4m
Eaves Height
-  590 kVA
Power Supply
-  Up to 65m
Yard Depth
-  360 Degree
HGV Circulation
-  EPC
Rating A
-  PV Ready
-  Gatehouse
for Additional
Security
-  114 Car
Parking Spaces
(5 EV Charging)
-  6,750 Euro
Pallet Spaces
-  CAT A First
Floor Office
Accommodation

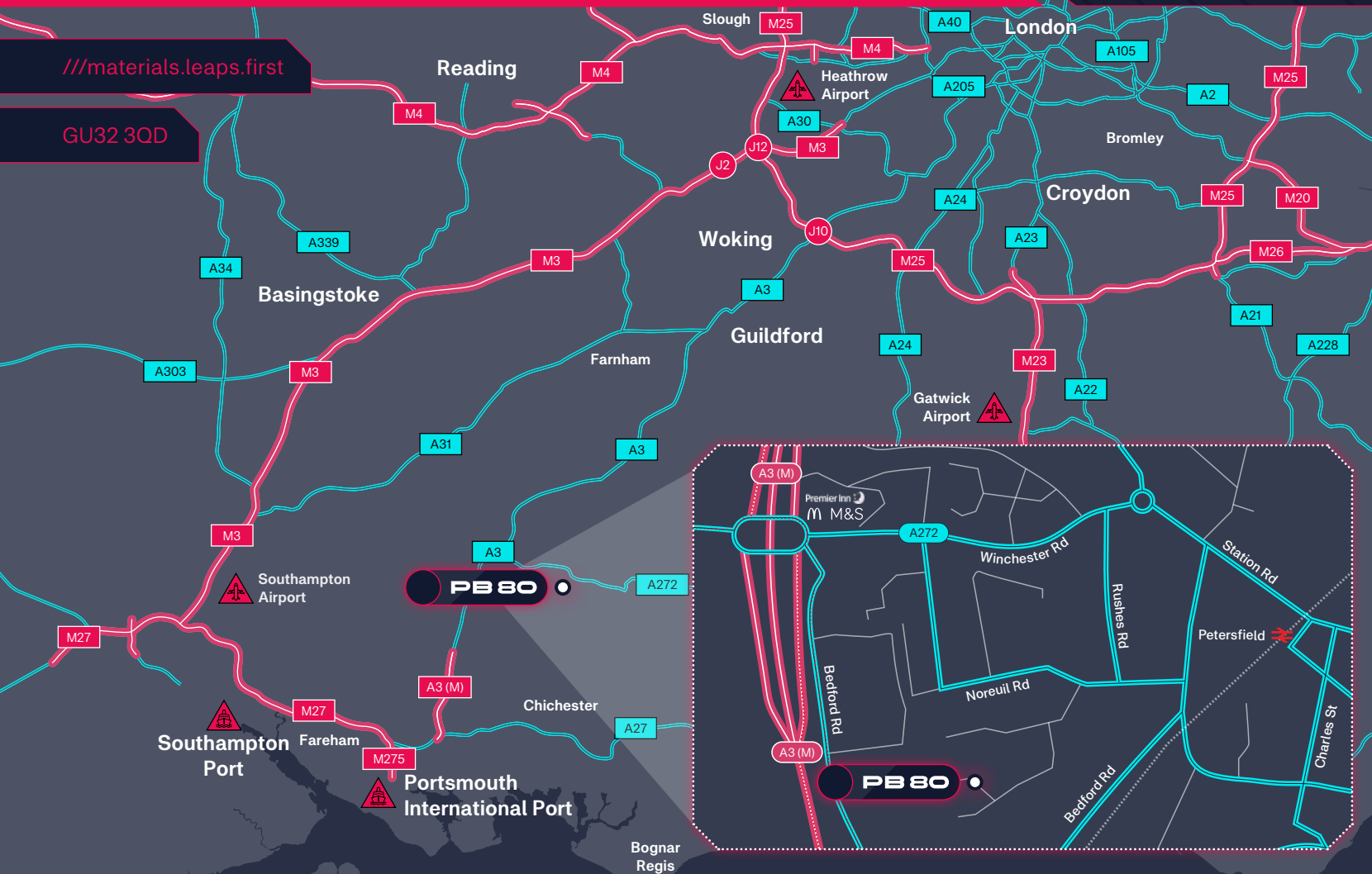


AREA	SQ FT
Ground Floor Warehouse	68,854
Ground Floor Welfare/Office	2,193
First Floor Office	8,342
Gatehouse	220
Total	79,609



LOCATION & CONTACT

PB80



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Developed by



PRIME BOX



Car Drive Times

A3
0.3 miles / 1 min

Portsmouth
18 miles / 21 mins

Central London
57 miles / 101 mins

Average Train Times From Petersfield

Portsmouth
32 mins

Guildford
33 mins

London Waterloo
64 mins

Airport Drive Times

Southampton Airport
33 miles / 33 mins

London Heathrow
47 miles / 66 mins

London Gatwick
60 miles / 68 mins

Port Drive Times

Portsmouth International Port
18 miles / 21 mins

Port of Southampton
43 miles / 50 mins

London Gateway
90 miles / 134 mins

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