

Logistics / Distribution Facility Fully Refurbished

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

4.8 acre site with low site density of 34%

PB 80

PETERSFIELD

Bedford Road, Petersfield
GU32 3OD

TO LET / FOR SALE



PB80.co.uk

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;

TOOLSTATION



Travis Perkins

SCREWFIX

Premier Inn

TESCO

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)

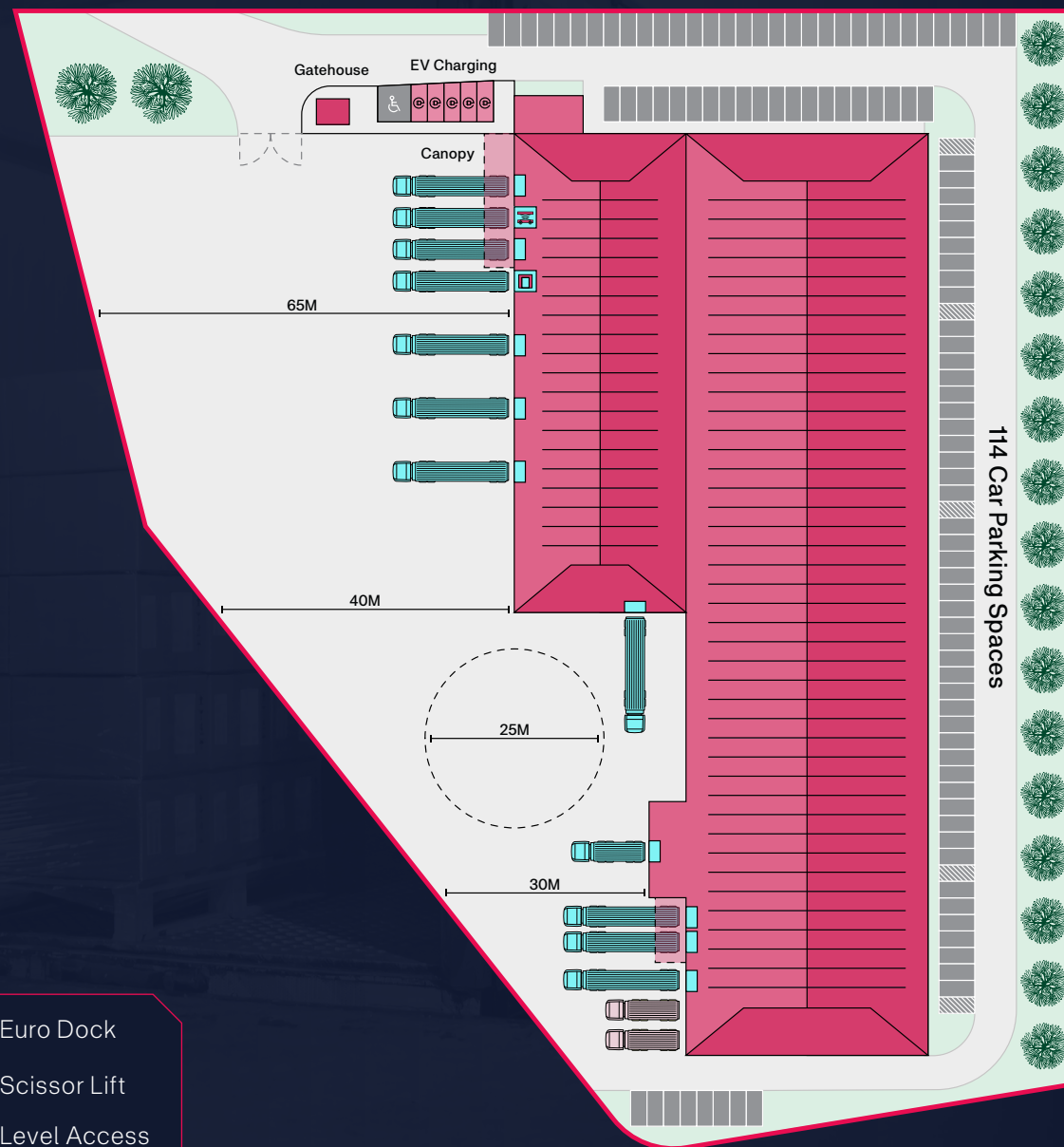


6,750 Euro
Pallet Spaces



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



Euro Dock



Scissor Lift



Level Access

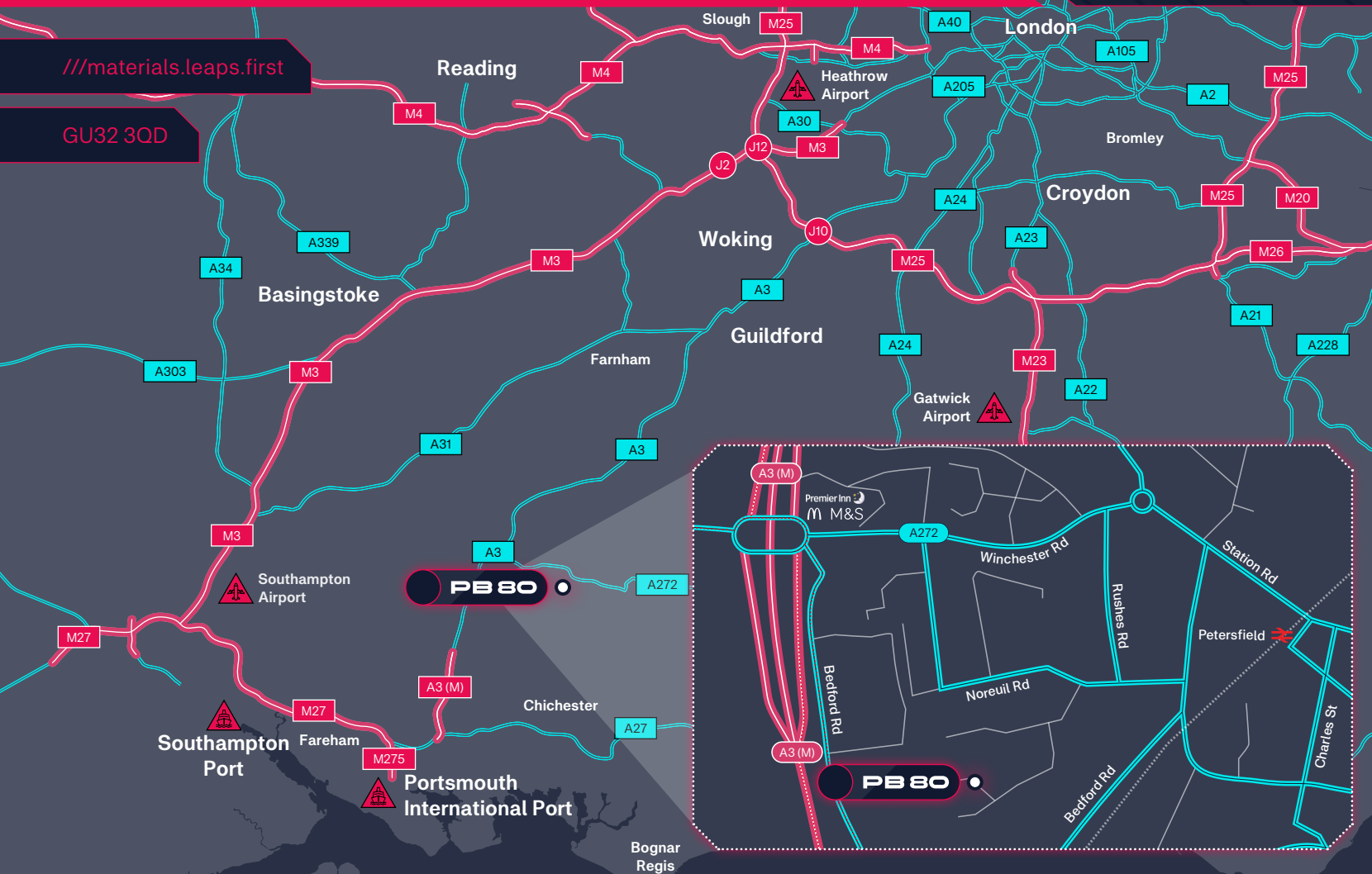


Dock Access



LOCATION & CONTACT

PB80



///materials.leaps.first

GU32 3QD



**BNP PARIBAS
REAL ESTATE**

James Coggle

07469 403 283

james.coggle@realestate.bnpparibasand

Saffron Harding

07769 874 822

saffron.harding@realestate.bnpparibas

CBRE

Chris Proctor

07798 690 234

chris.proctor1@cbre.com

Nick Tutton

07887 563 264

nick.tutton@cbre.com



Tim Hardwicke

07989 420 989

thardwicke@shw.co.uk

Duncan Marsh

07970 524 840

dmarsh@shw.co.uk

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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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