

Logistics / Distribution Facility Under Refurbishment
79,609 Sq Ft (7,395.9 Sq M)

Available Q4 2024

To Let / For Sale

PB 80
PETERSFIELD

Bedford Road, Petersfield
GU32 3OD

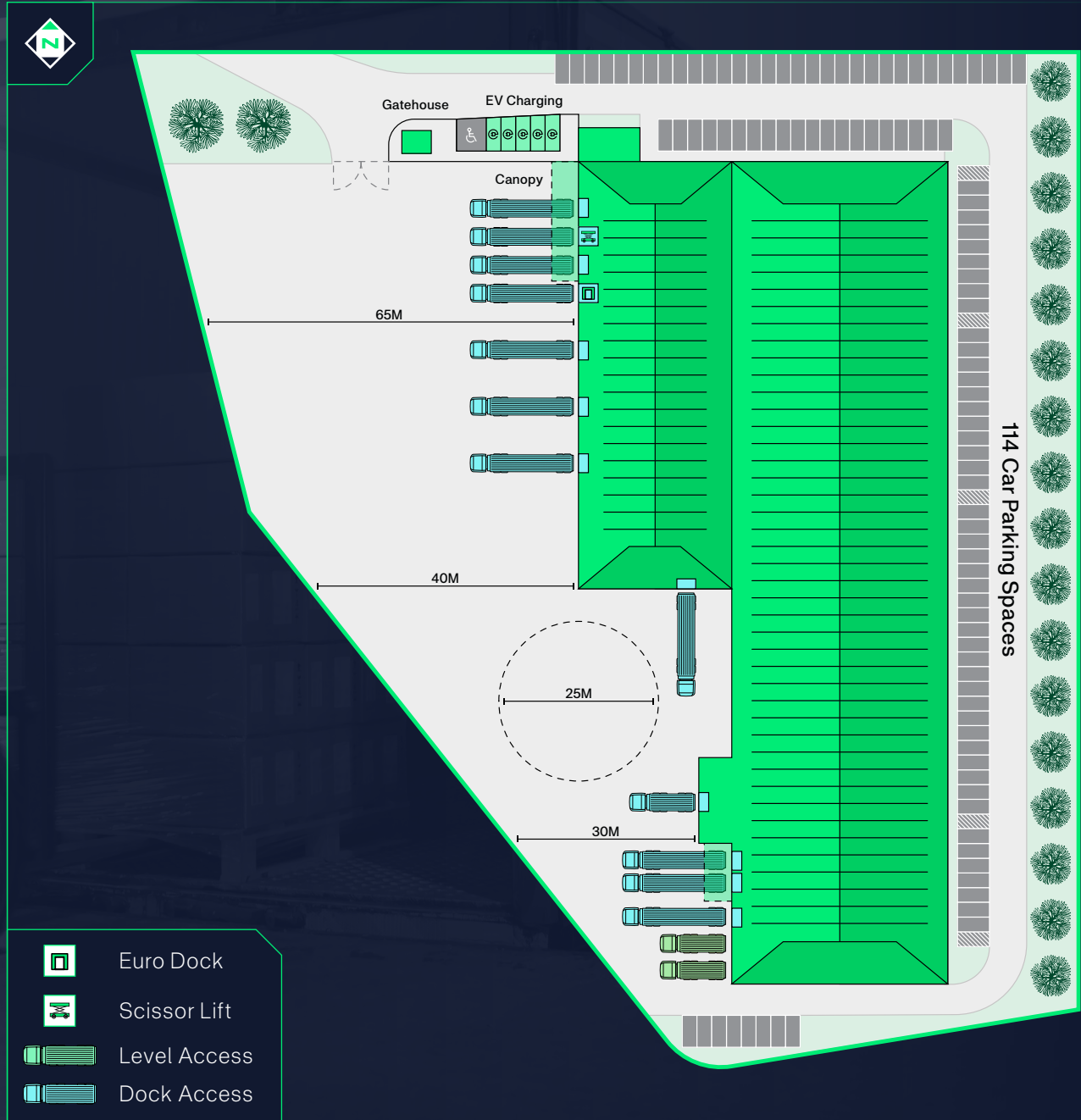
A rare opportunity to acquire a fully refurbished modern unit either For Sale or To Let. The property is situated within the main industrial estate in Petersfield on Bedford Road with **immediate access to the A3**.

Refurbishment will be complete Q4 2024 with the warehouse to be returned to fully open plan space 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;



- 
12 Dock Level 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
- 
Target EPC
Rating A
- 
PV Ready
- 
24 / 7 Gatehouse
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



///materials.leaps.first

GU32 3QD

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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

AVISON YOUNG

Chris Proctor
07798 690 234
chris.proctor@avisonyoung.com

Sam Vyas
07962 362 708
sam.vyas@avisonyoung.com

SHW

Tim Hardwicke
07989 420 989
thardwicke@shw.co.uk

Duncan Marsh
07970 524 840
dmarsh@shw.co.uk

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