

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

PB 80
PETERSFIELD

Bedford Road, Petersfield
GU32 3QD

**REFURBISHMENT
WORKS COMPLETE**

primebox80.co.uk

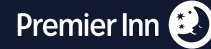
A rare opportunity to acquire a fully refurbished modern unit either For Sale or To Let. The property is situated within the main industrial estate in Petersfield on Bedford Road with **immediate access to the A3**.

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;



Travis Perkins





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)

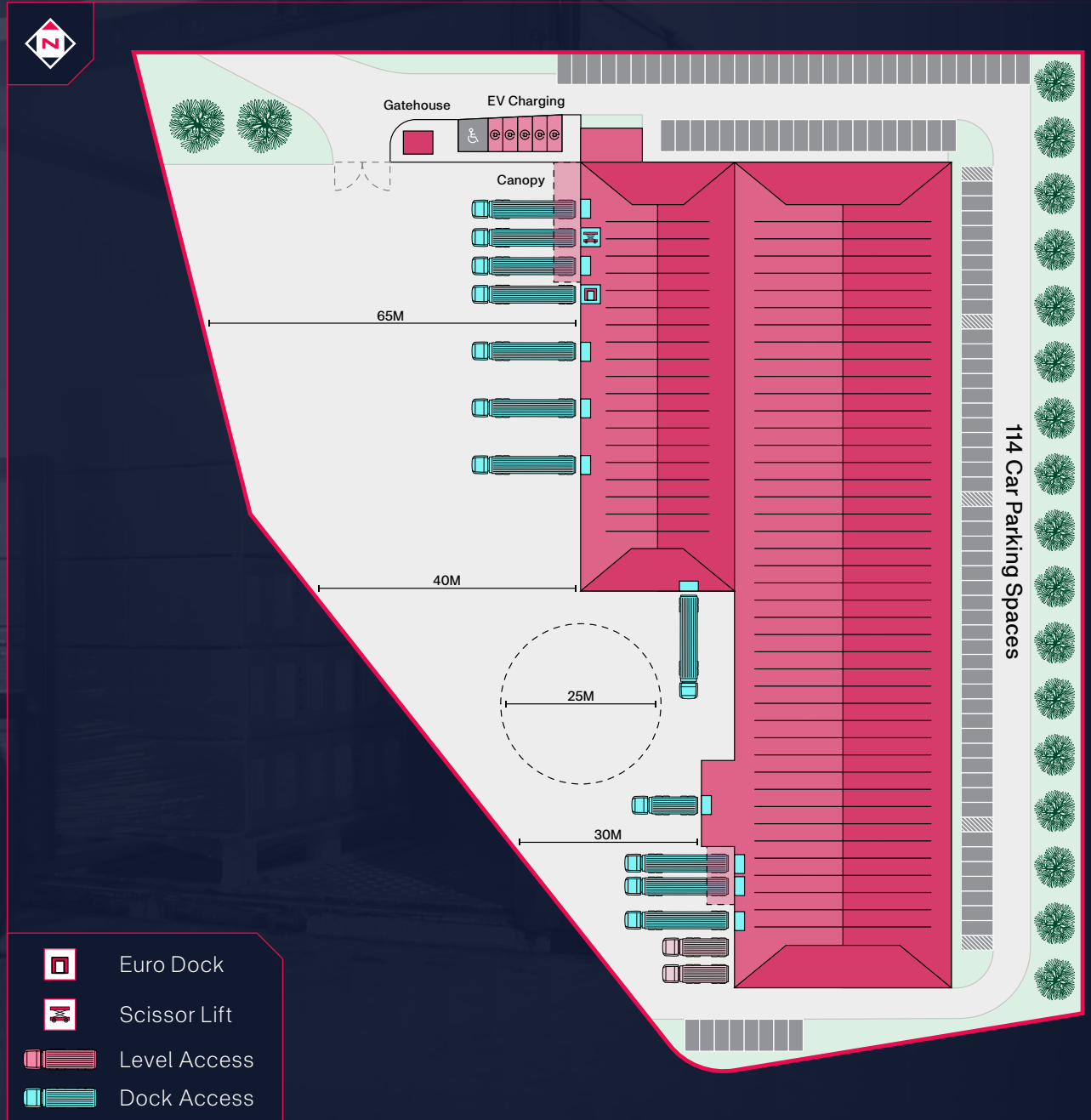


6,750 Euro
Pallet Spaces



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

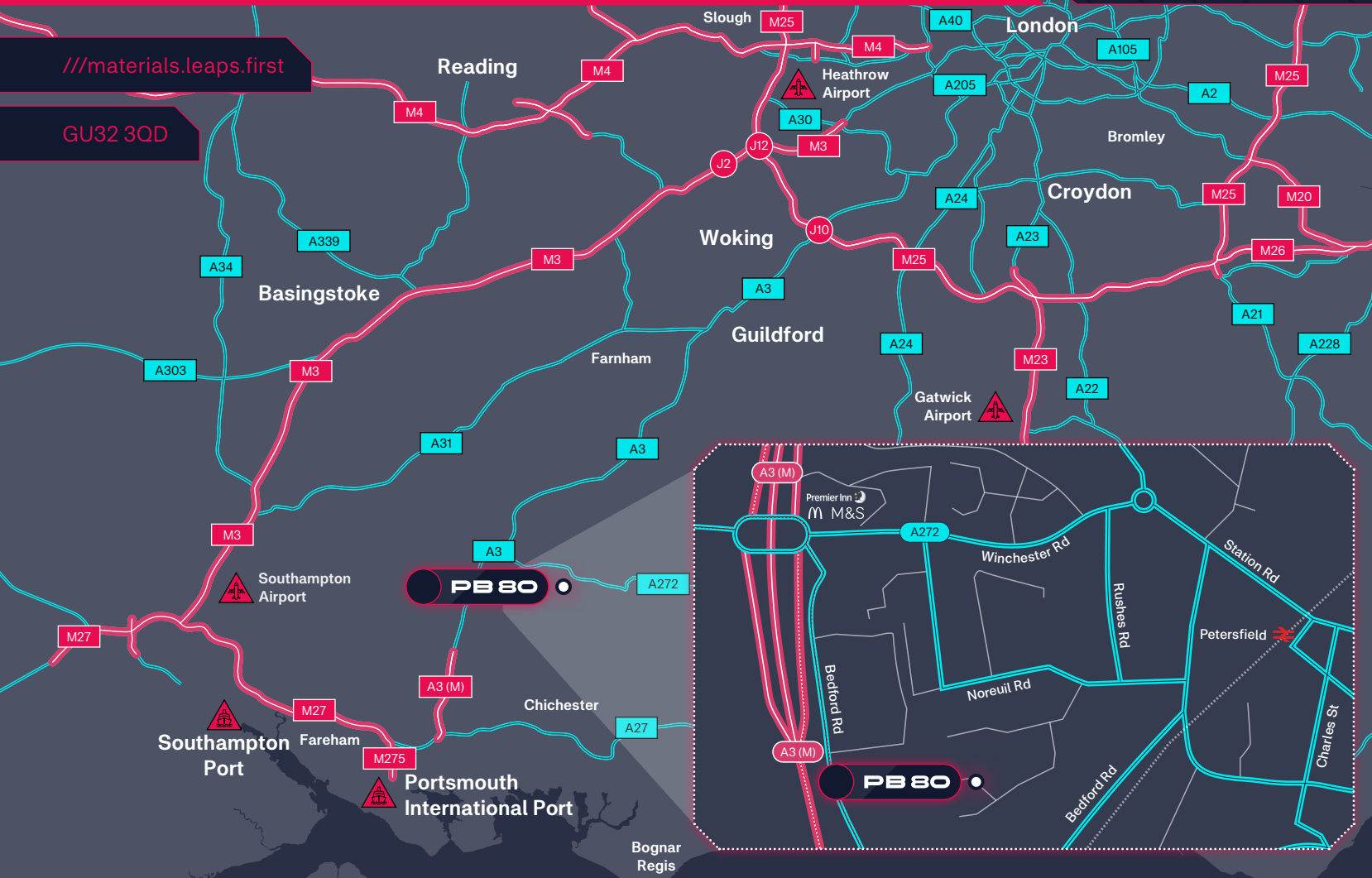


Dock Access



LOCATION & CONTACT

PB 80



///materials.leaps.first

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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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