

BRADFORD HOUSE

FRENCHMANS ROAD • PETERSFIELD



25,153 SQ FT (2,336.79 SQ M) INDUSTRIAL/WAREHOUSE PREMISES TO LET/FOR SALE

SECURE YARD • 45 CAR PARKING SPACES • AIR-CONDITIONED OFFICES • SPRINKLER SYSTEM • 6.1M EAVES



BRADFORD HOUSE

FRENCHMANS ROAD • PETERSFIELD

Amenities

- Air-conditioned offices
- 3 phase power
- 3 oil fired space heaters
- Sprinkler system
- Optional racking available
- 2 concertina loading doors
- 6.1m eaves height
- Secure yard

Vail Williams have not checked and do not accept responsibility for any of the services within the property and would suggest that any ingoing tenant or occupier satisfies themselves in this regard.

Tenure

A new full repairing and insuring lease for a term to be agreed.

Rent/Price

On application.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

For further information contact the sole agent, Vail Williams.

Location

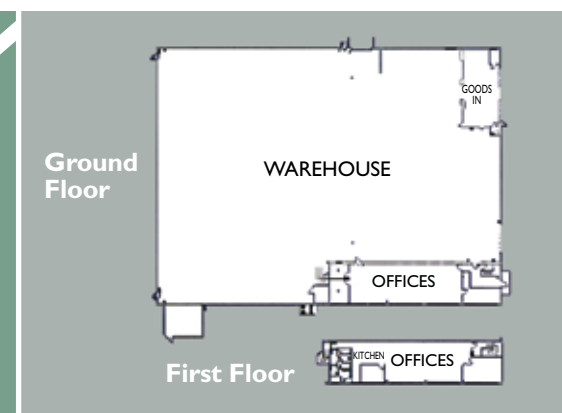
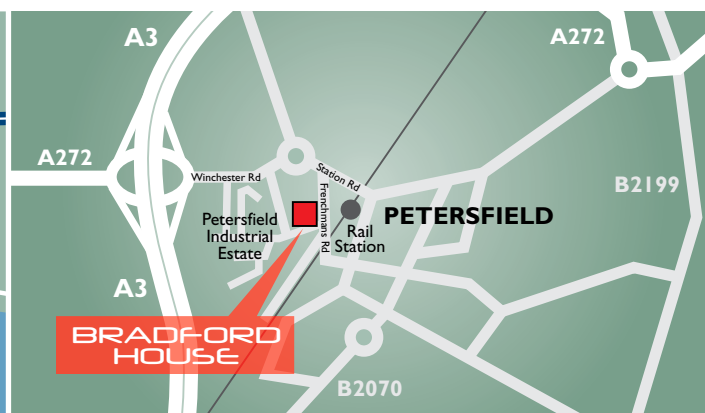
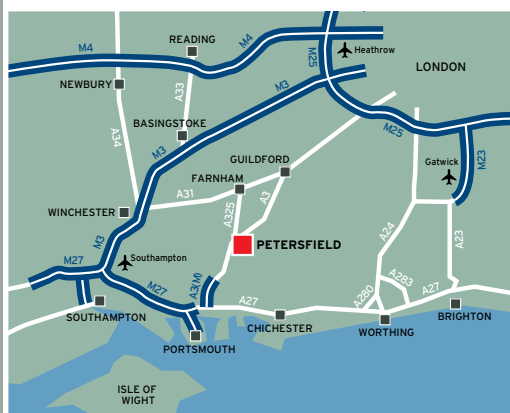
Frenchmans Road is located approximately 1 mile to the south of Petersfield Town Centre and is a short distance from the A3. Petersfield is located approximately 32 miles south of Guildford and 15 miles to the north of Portsmouth. Bradford House is accessed from Station Road which in turn leads to the A3 via Winchester Road and is immediately north of the main industrial area in Petersfield, namely Bedford Road.

Description

Bradford House is of a steel portal frame construction with brick and profile steel clad elevations. The property benefits from a two-storey office section to the front. Access to the warehouse is through two concertina loading doors with a height of approximately 5.1m with the eaves at the lowest level measuring approximately 6.1m.

Accommodation

Warehouse	21,495 sq ft	1996.93 sq m
Ground Floor Offices	1,805 sq ft	167.70 sq m
First Floor Offices	1,853 sq ft	172.16 sq m
TOTAL GIA	25,153 sq ft	2,336.79 sq m



MISREPRESENTATION ACT 1967

Vail Williams for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Vail Williams has any authority to make or give any representation or warranty whatever in relation to this property.

Brochure printed February 2009. Designed & produced by www.property-marketing-support.co.uk Tel: 07595 960952.

