

Logistics / Distribution Facility Under Refurbishment
79,491 Sq Ft (7,385 Sq M)

Available Q4 2024

To Let / For Sale

PB 80

PETERSFIELD

Bedford Road, Petersfield
GU32 3OD

DESCRIPTION

PB 80

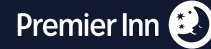
A rare opportunity to acquire a fully refurbished modern unit either For Sale or To Let. The property is situated within the main industrial estate in Petersfield on Bedford Road with **immediate access to the A3**.

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 6 EV charging points.

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



Travis Perkins



VOLVO

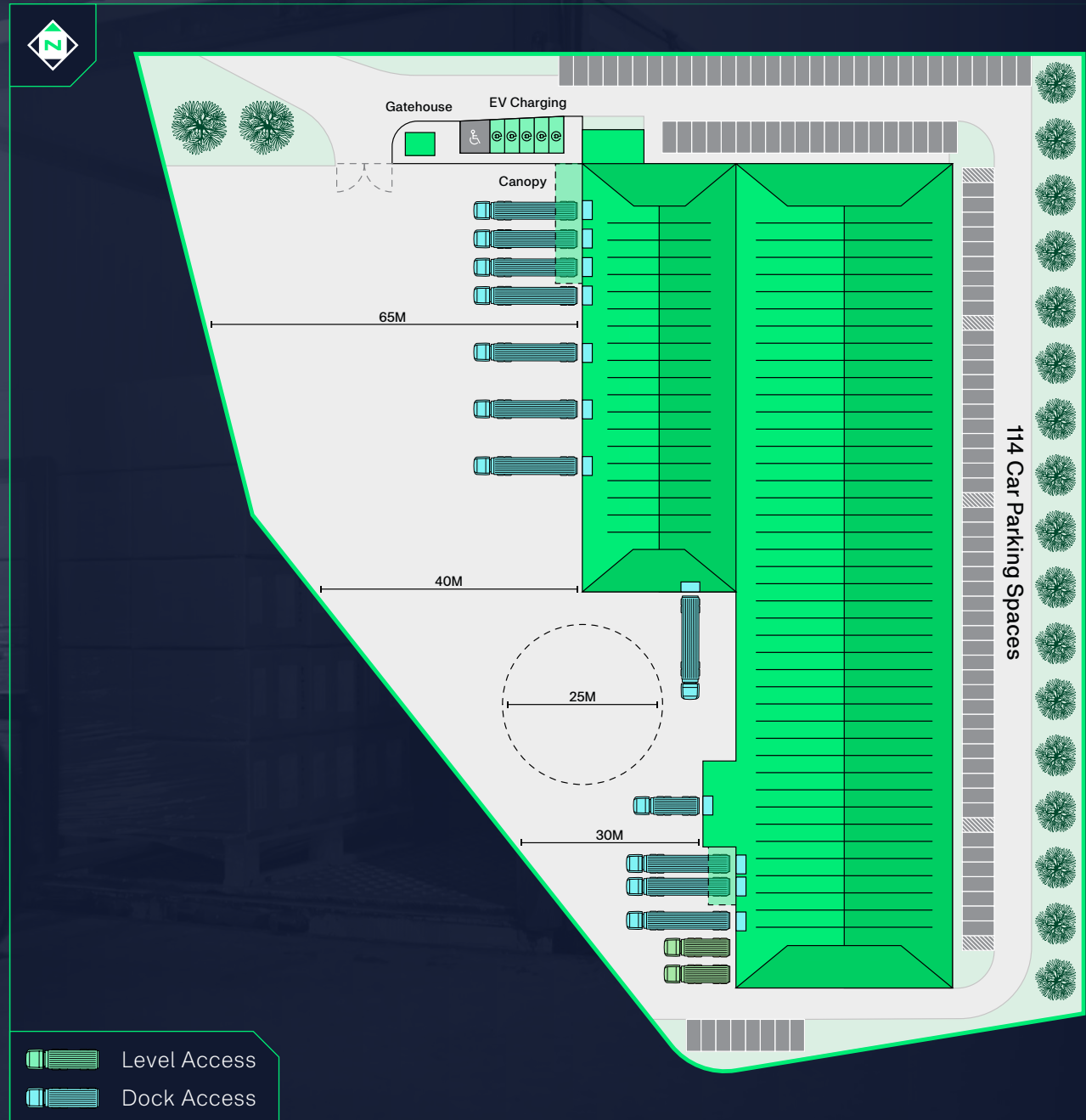


ALDI

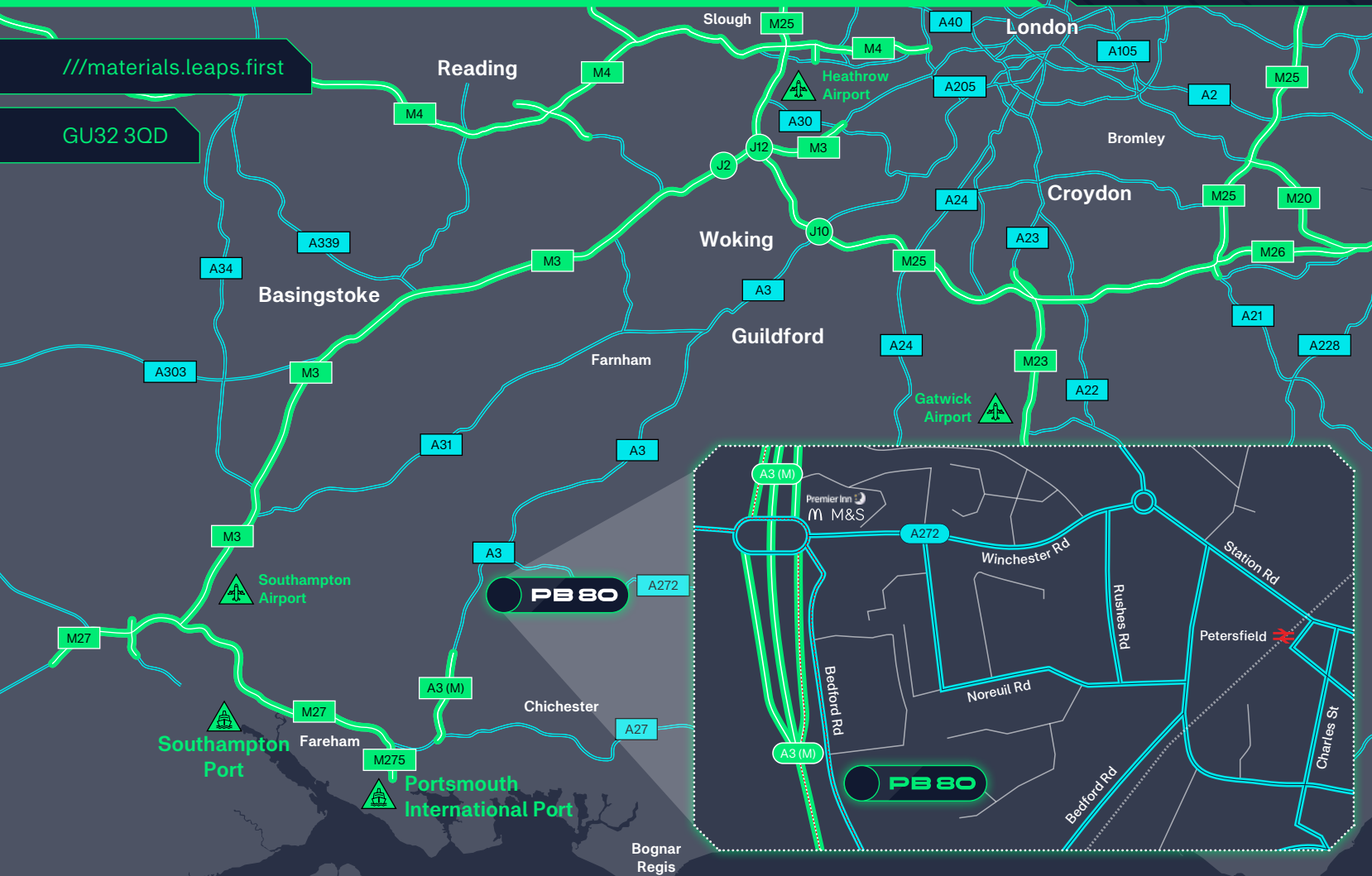
M&S



- 
12 Dock Level Doors
- 
2 Level Loading Doors
- 
Eaves Of 7.5m
- 
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 (6 EV Charging)
- 
6,750 Euro Pallet Spaces
- 
CAT A First Floor Office Accommodation



AREA	SQ FT	SQ M
Ground Floor Warehouse	70,909	6,588
First Floor Office	8,362	777
Gatehouse	220	20
Total	79,491	7,385



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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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