

TO LET COMMERCIAL UNIT



2 Buckmore Studios Buckmore Lane, Petersfield, GU32 3FX

- Open Plan Office
- Parking including use of electric parking points
- High speed internet connectivity

Attractive studio / Rural working space / Ample parking

£23,000 PER ANNUM

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2 Buckmore Studios offers a working space, with a small kitchenette/coffee station space. The property is situated in a prime location within central Petersfield, with plentiful local parking allowing for easy access to the office. The unit is set in a wonderful rural location with the opportunity to be based in a rural setting whilst retaining excellent road connectivity.

Situation

2 Buckmore Studio is located on the edge of Petersfield, on Buckmore Lane. The property has excellent transport links with the railway station within a 10 minute walk of the property. Access to Portsmouth approx. 30 mins and London Waterloo approx. 70 mins. It also benefits from easy access to the A3 with road links to London and Portsmouth as well as Winchester via the A272.

Accommodation and Rent

Unit 2 extends to approx. 157.94 sq. m (1,700 sq. ft)

The rent is £23,000 per annum.

Business Rates

Rates will be payable by the tenant.

Services

The property has electric heating, shared WC and washing facilities.

The services are metered.

Local Authority

East Hampshire District Council

t 01730 266551

w <https://www.easthants.gov.uk/>

Legal Costs

Each party will be responsible for their own legal costs.

Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

EPC

Awaiting EPC

Directions

When following the A3, take the exit towards Petersfield onto Winchester Road, take the second left turning onto Buckmore Farm Road and then the next left onto Buckmore Lane. The Property will then be found on your right hand side.

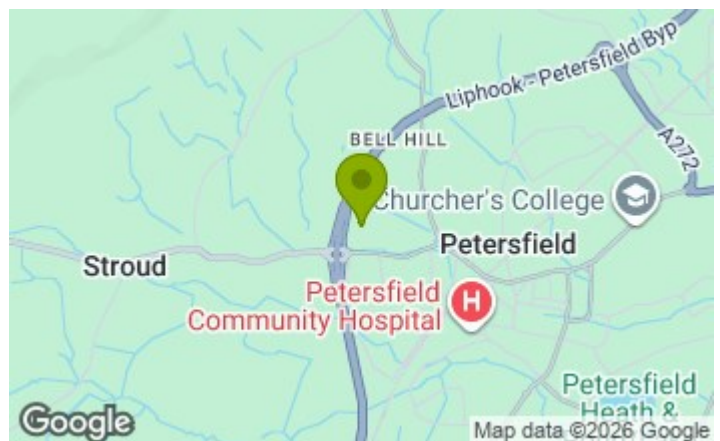
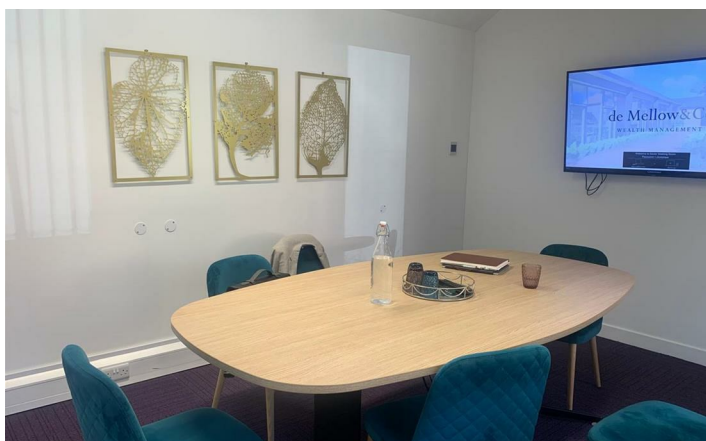
Viewings

Strictly by appointment with BCM Wilson Hill

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IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact 2. Applicants must rely on their own enquiries by inspection or otherwise on all matters 3. The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed. 5. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order nor have BCM Wilson Hill tested them.