

Logistics / Distribution Facility Fully Refurbished

**79,609 Sq Ft (7,395.9 Sq M)**

**4.8 acre site with low site density of 34%**

# PB80

## PETERSFIELD

Bedford Road, Petersfield  
**GU32 3OD**

TO LET / FOR SALE



[PB80.co.uk](http://PB80.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;

**TOOLSTATION**



**Travis Perkins**

**SCREWFIX**

Premier Inn

**TESCO**

**VOLVO**



**HOWDENS**

**ALDI**

**M&S**





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)

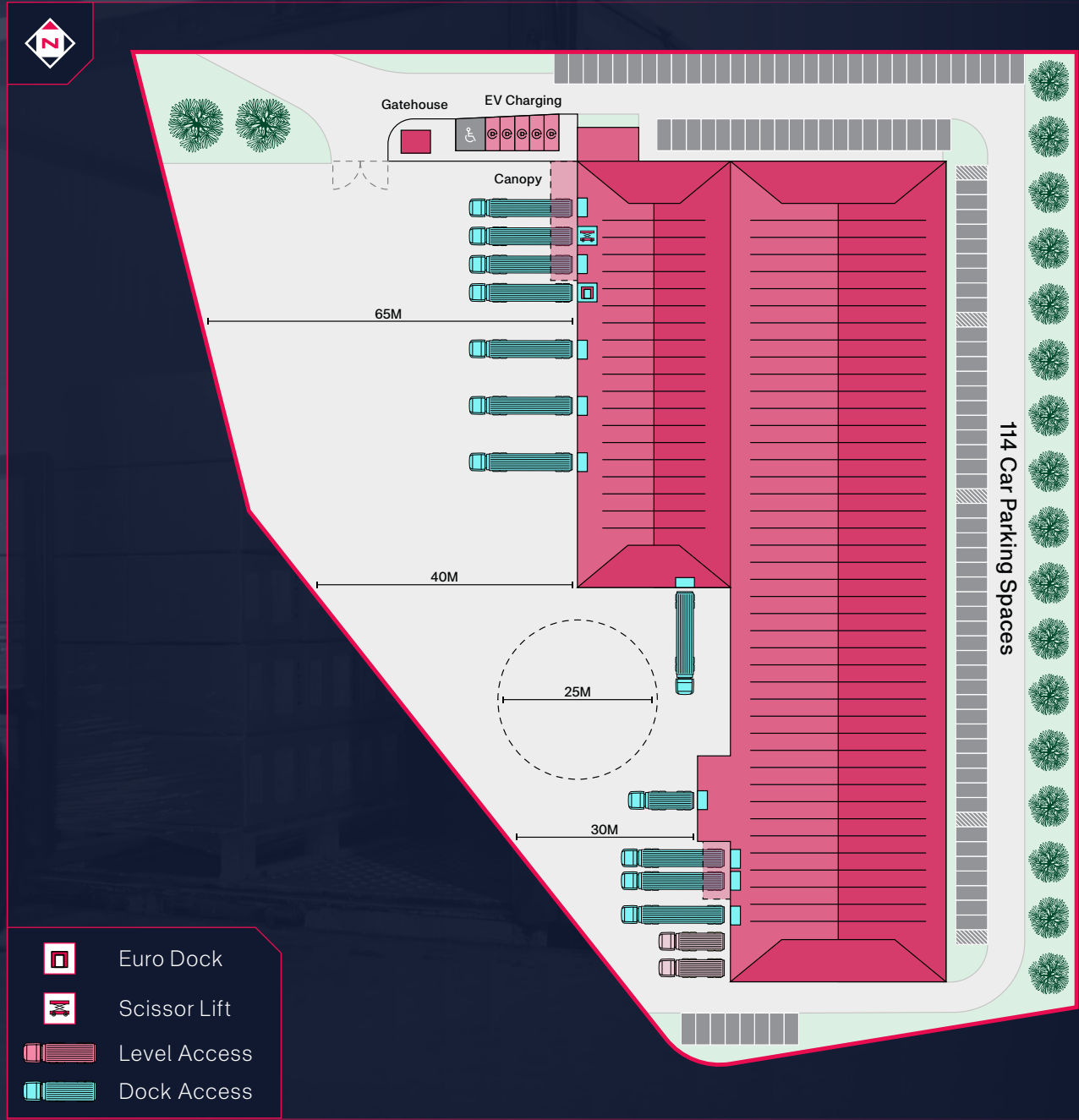


6,750 Euro  
Pallet Spaces



CAT A First  
Floor Office  
Accommodation

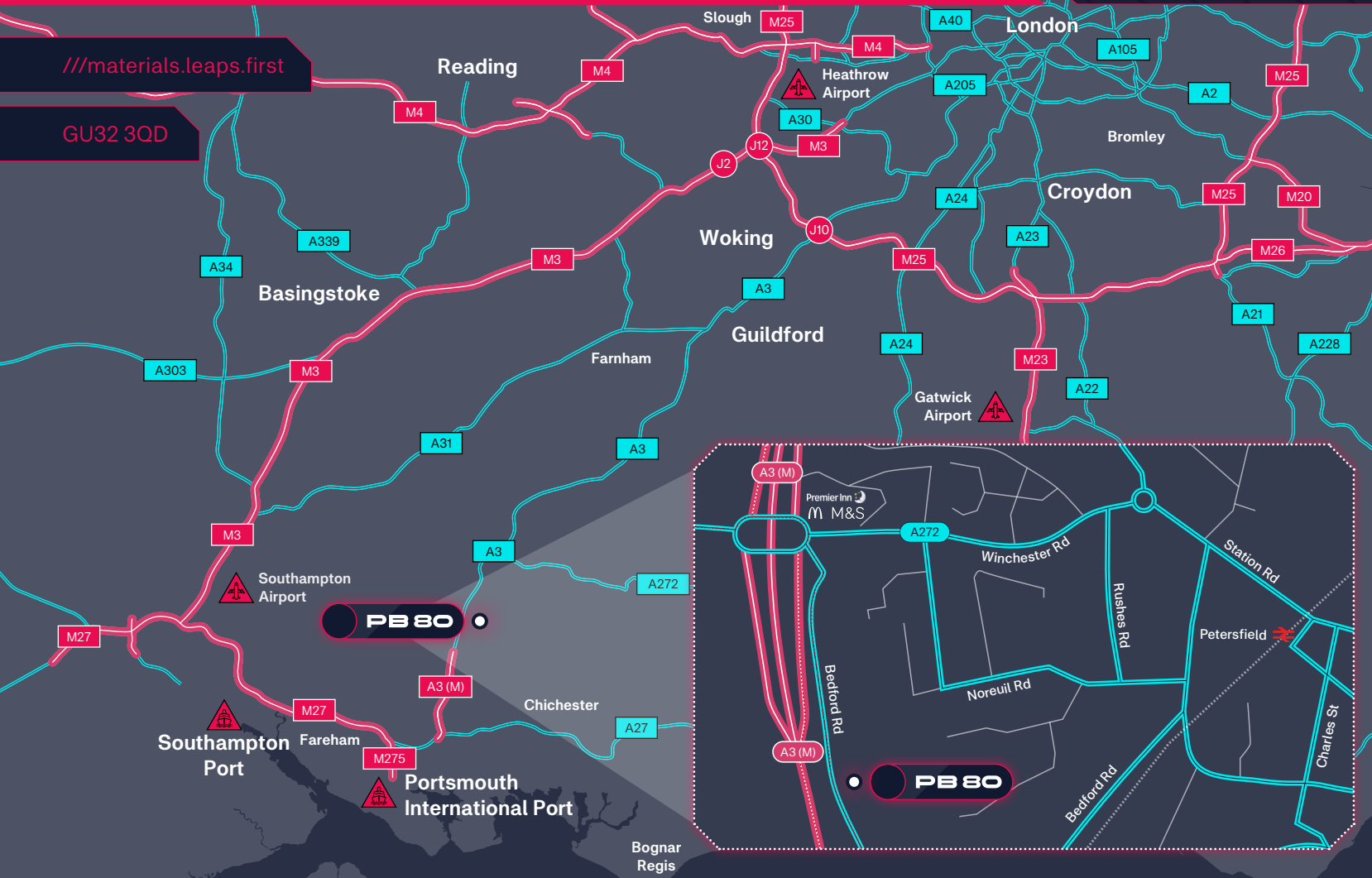
AREA	SQ FT
Ground Floor Warehouse	68,854
Ground Floor Welfare/Office	2,193
First Floor Office	8,342
Gatehouse	220
<b>Total</b>	<b>79,609</b>





# LOCATION & CONTACT

**PB80**



///materials.leaps.first

GU32 3QD



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Developed by



Car Drive Times
<b>A3</b> 0.3 miles / 1 min
<b>Portsmouth</b> 18 miles / 21 mins
<b>Central London</b> 57 miles / 101 mins

Average Train Times From Petersfield
<b>Portsmouth</b> 32 mins
<b>Guildford</b> 33 mins
<b>London Waterloo</b> 64 mins

Airport Drive Times
<b>Southampton Airport</b> 33 miles / 33 mins
<b>London Heathrow</b> 47 miles / 66 mins
<b>London Gatwick</b> 60 miles / 68 mins

Port Drive Times
<b>Portsmouth International Port</b> 18 miles / 21 mins
<b>Port of Southampton</b> 43 miles / 50 mins
<b>London Gateway</b> 90 miles / 134 mins

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