





Second floor penthouse office being 820 square feet in the heart of Petersfield town centre, A3 and mainline railway station. The office offers some fantastic views and the building is well maintained by the Landlord's.

Suitable for Office use only. Intercom at the bottom of the stairs and Burglar Alarm on entrance to the building.

Heating is via Night Storage heaters, no gas in the building. Self contained Kitchen. Hot water is buy an electric water heater. Toilet.

Water bill is shared with other offices in the block and one ground floor shop.

Electricity is metered to the office, the broadband and telephones cost are the ingoing Tenant's responsibility. Easy access to BT and Virgin Broadband.

In the floor sockets for desks which can be moved around.

The rates 2nd Floor Central block from the VOA rateable value £5,700 2nd floor Code and description is

A tenancy referencing fee of £385 plus VAT (£462 including VAT) is payable by the new tenant for referencing, contract, inventory, security deposit and contract.

Special category and code : Offices (inc computer centres) /203

Outgoing tenants must decorate and clean carpets as per their lease agreement.

Landlord's responsibilities;



Maintenance

Building insurance, burglar alarm maintenance, fire alarm maintenance, emergency lights and sensors.

Window cleaning exterior, trade waste weekly, exterior maintenance and communal areas cleaning (communal areas only)

Tenant's responsibilities;

Electricity and water bill

Rates

Broadband and telephone

In office Fire Extinguishers/ Pat testing.

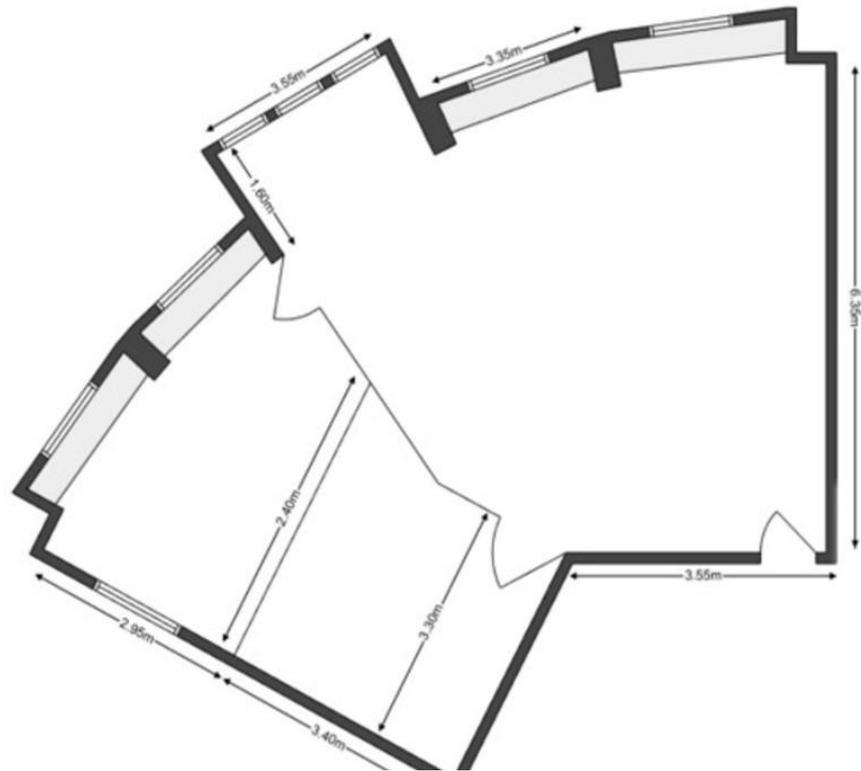
Reference fees are applicable to the tenant.





Kitchen

Penthouse Suite Office 2nd Floor Bellamy House



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26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

