



Petersfield Technical Centre, Langrish, Petersfield GU32 1RL

TO LET

Industrial Unit With Yard

**38,971 Sq Ft
(3,621 Sq M)**

DESCRIPTION

The site comprises a plot of 2.1 acres including a series of industrial buildings, high-quality ancillary air conditioned office accommodation and ancillary welfare facilities.

Externally, there is a secure yard area and separate parking area.

The site is accessed via an existing vehicular entrance on East Meon Road via Winchester Road.

- ✓ To be Refurbished
- ✓ Established Industrial Estate
- ✓ Loading Doors
- ✓ Three Phase Electrics
- ✓ Yard with Parking
- ✓ Approx. Eaves Height of 6.2m - 7.45m

LOCATION

The site lies with the village of Langrish, approximately 3.2 miles west of Petersfield Town Centre. The Petersfield Bypass/A3, a major road connecting London to Portsmouth is approximately 2.4 miles to the East. Petersfield Train Station, which provides a direct service to London is approximately 3.1 miles to the East.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshops	29,406	2,732
Ground Floor Offices	5,231	486
GF Storage/Mess/Staff Room	2,412	224
Mezzanine	1,922	179
Total	38,971	3,621

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

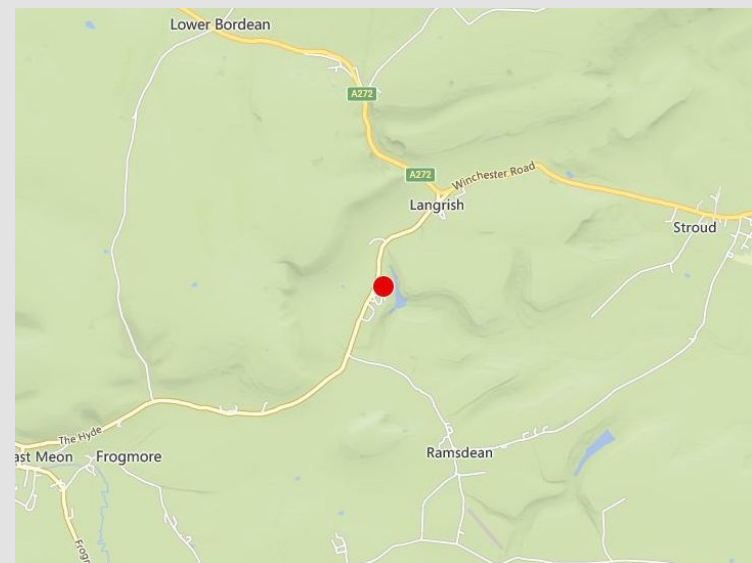
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £275,000 per annum, available on a new Full Repairing and Insuring Lease for a term to be agreed.

EPC Rating is C (61).



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Regulated by RICS 27-Oct-2026

VIEWING & FURTHER INFORMATION

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