

Opportunity for occupiers of the UK's first Integrated hospitality and EV charging hub with off grid energy capacity.

A3
PETERSFIELD
HAMPSHIRE
GU31 5RS



TO LET

**60,000 vehicles a day
in unopposed location.**

Potential for a variety of occupiers,
including Café/Restaurant, EV charging,
Retail, Leisure, EV Sales etc.

Supported by up to 60 eco-lodges
providing additional evening trade.

RAPLEYS



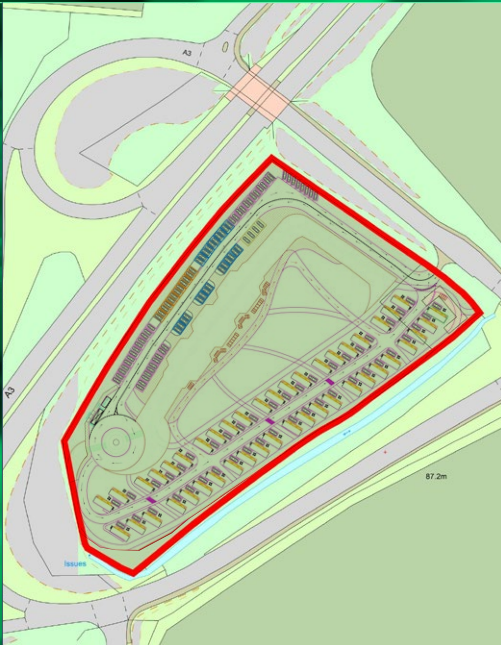
Location:

The fully consented scheme is located on the A3 just south of Petersfield at the junction with the B2070.

The site has circa 60,000 vehicles a day passing with access from both directions and is located in the heart of the South Downs National Park.

The National Park formed in 2015 covers some 628 sq miles stretching from Winchester to Beachy Head, covering some of the most impressive landscapes in southern England.

The new scheme will be constructed to be in keeping with its surroundings.



Description:

The scheme will be constructed on a 6.5 acre plot providing a mixture of retail/hospitality, parking and Eco Lodges. A full CGI fly through can be seen on the link below.



The scheme has the potential to provide up to the following:



17,000 sqft of Hospitality /Retail



Up to 127 EV charging spaces



60 lodges Eco Lodges



Plus related supporting space



3.75 mVA



131 parking spaces





Google Maps link



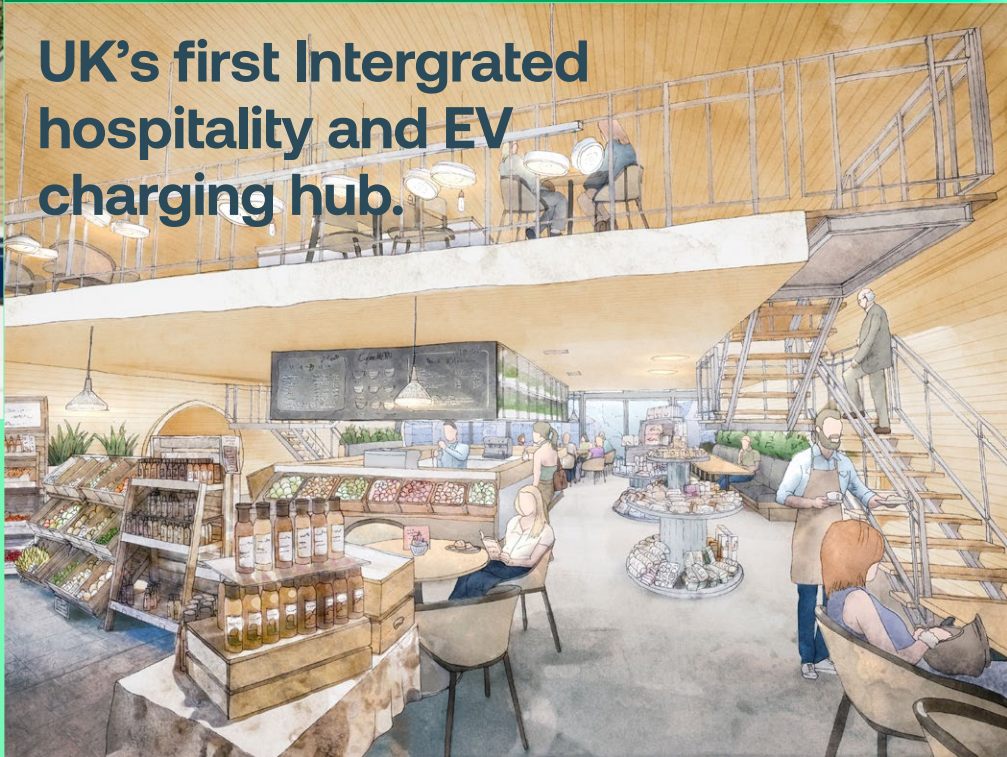
What3words link
coins.rules.hilltop

Destination	Distance (Miles)
Southampton Ferry Terminal	34.5
Portsmouth Ferry Terminal	17
Guildford	30
M25(J10)	40





UK's first Intergrated hospitality and EV charging hub.



Further information:

Tenure:

Occupier interest is invited for the various elements.
Rent levels to be discussed.

VAT:

All figures quoted are exclusive of Value Added
Tax which will be charged at the prevailing rate.

Identity Checks:

The Money Laundering Regulations require us to conduct
checks upon all Prospective Parties. Prospective Parties
will need to provide proof of identity and residence.
For a Company, any person owning more than 25%
must provide the same.

Contact:

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RAPLEYS

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