Land at Louisburg North, Bordon, Hampshire GU35

Exceptional opportunity to purchase a parcel of employment land in the Bordon regeneration area, totalling just over 20 acres

CURCHOD&CO

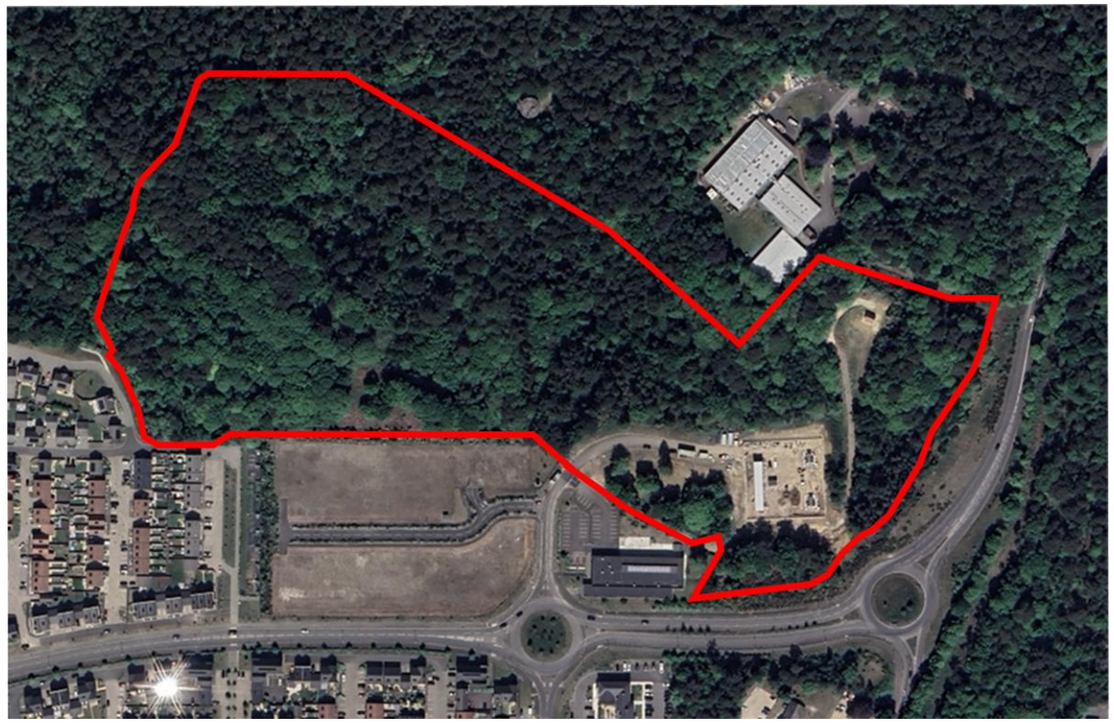
The Opportunity

Land at Louisburg North, Bordon, East Hampshire. GU35

Exceptional opportunity to purchase a parcel of employment land in the Bordon regeneration area, totalling just over 20 acres

- Parcel of land which benefits in part from outline consent for up to 10,000 sq m of Class E(g) and B2 and allocation for employment in draft Local Plan.
- Situated prominently on the edge of Bordon town centre
- The area is witnessing significant regeneration through the £1bn redevelopment of Whitehill & Bordon, providing new homes, retail, leisure and employment space.
- Limited development pipeline and low industrial supply in Bordon and wider East Hampshire area
- The site benefits from excellent road links, with the A3 in close proximity
- Inviting unconditional and conditional offers

* indicative industrial/warehouse scheme site plan



* indicative site boundary

* indicative industrial/warehouse scheme CGI

Location

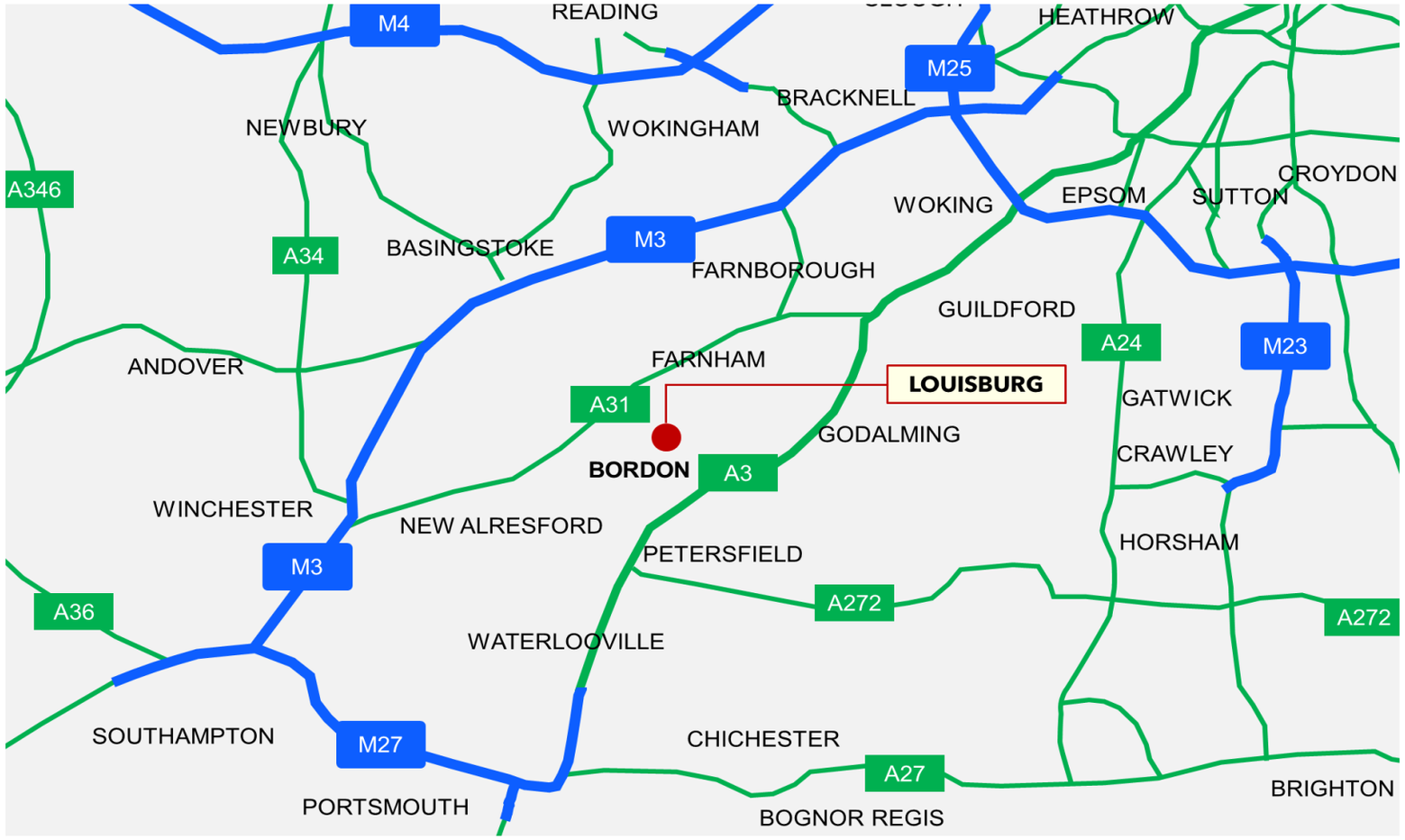
Whitehill & Bordon is positioned in East Hampshire in the south east of England, approximately 6 miles between the towns of Alton to the north-west and Haslemere to the south-east. Bordon is 50 miles south west of London, 26 miles north east of Portsmouth, and 20 miles east of Winchester.

The town enjoys excellent road connectivity, with the A3 situated approximately 3 miles to the south and the A31 approximately 7 miles to the north-east. Both are major conduits which connect Bordon to both the south coast and London.

Bordon is approximately 50 miles west of Gatwick Airport, which is the UK's second busiest airport and a major global transport hub, providing extensive domestic, European, and international connectivity.

Efficient driving times to Basingstoke, Haslemere, Alton, Farnham, and Guildford provide the area with rail connectivity to London, with travel times from these stations of approximately one hour.

The site is prominently located at the entrance to Bordon. Hudson Road provides access to the site directly from the A325 relief road to the south. The A325 is the primary road circumventing Bordon town centre, connecting directly to the A3 around 3 miles to the south, and the A31 which is around 6 miles to the north.



Louisburg North benefits from excellent transport links by road, making it a highly accessible location for occupiers across Hampshire and beyond.

Road

Bordon sits close to the A3, which is the main arterial road connecting London and Portsmouth.

A3 – 7 minutes' drive
M3 (Junction 6) – 35 minutes' drive
M25 – 35 minutes' drive
Guildford – 26 minutes' drive
Portsmouth – 31 minutes' drive

Rail

Bordon doesn't have a mainline railway station, but Liss and Alton both benefit from fast and frequent services to London Waterloo

London Waterloo – 67 minutes (direct)*
Guildford – 31 minutes (direct)*
Portsmouth & Southsea – 37 minutes (direct)*
*from Liss

Air

Gatwick Airport – 60 minutes' drive
Heathrow Airport – 50 minutes' drive
Southampton Airport – 50 minutes' drive

Sea

Portsmouth International Port – 35 minutes' drive
Port of Southampton – 60 minutes' drive

The Port of Southampton is the UK's leading export port, handling £40 billion in non-EU trade annually, and is the second largest container terminal in the United Kingdom.

Situation

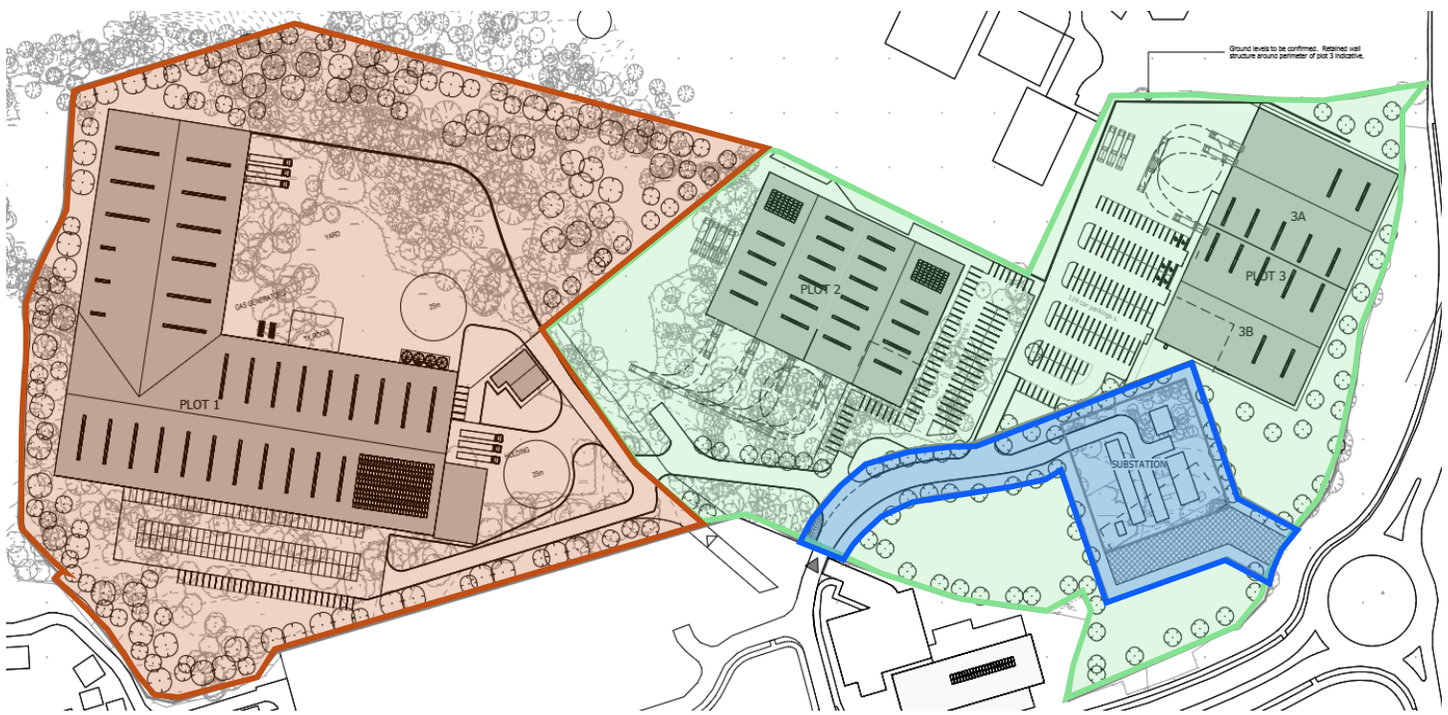
The site is prominently located at the entrance to Bordon from Farnham Road. Hudson Road provides access to the site directly from the A325 to the south. The A325 is the primary road circumventing Bordon town centre, connecting directly to the A3 3.5 miles to the south, and A31 6 miles to the north.

Description

The site extends to approximately 20.02 acres, and currently consists of a vacant, largely wooded area. A primary substation has been constructed on site, providing 6MVA with the capacity to increase to 20MVA. This substation is marked blue on the below plan and will not be included within the freehold title.

Planning

The eastern part of the site benefits from Outline Planning Permission for up to 10,000 sq m of Class E(g) and B2, as part of a wider hybrid planning application for the redevelopment of the former Bordon Garrison, which was granted Outline Planning Permission in November 2015 (ref: 55587/001), marked green on the below plan. The western part of the site does not currently benefit from an outline planning consent. However, Under the draft local plan for 2021-2040 the site is proposed for allocation as a strategic employment site (Whitehill & Bordon policy map / Chapter 12 W&B5 – North Louisburg Employment Proposal).

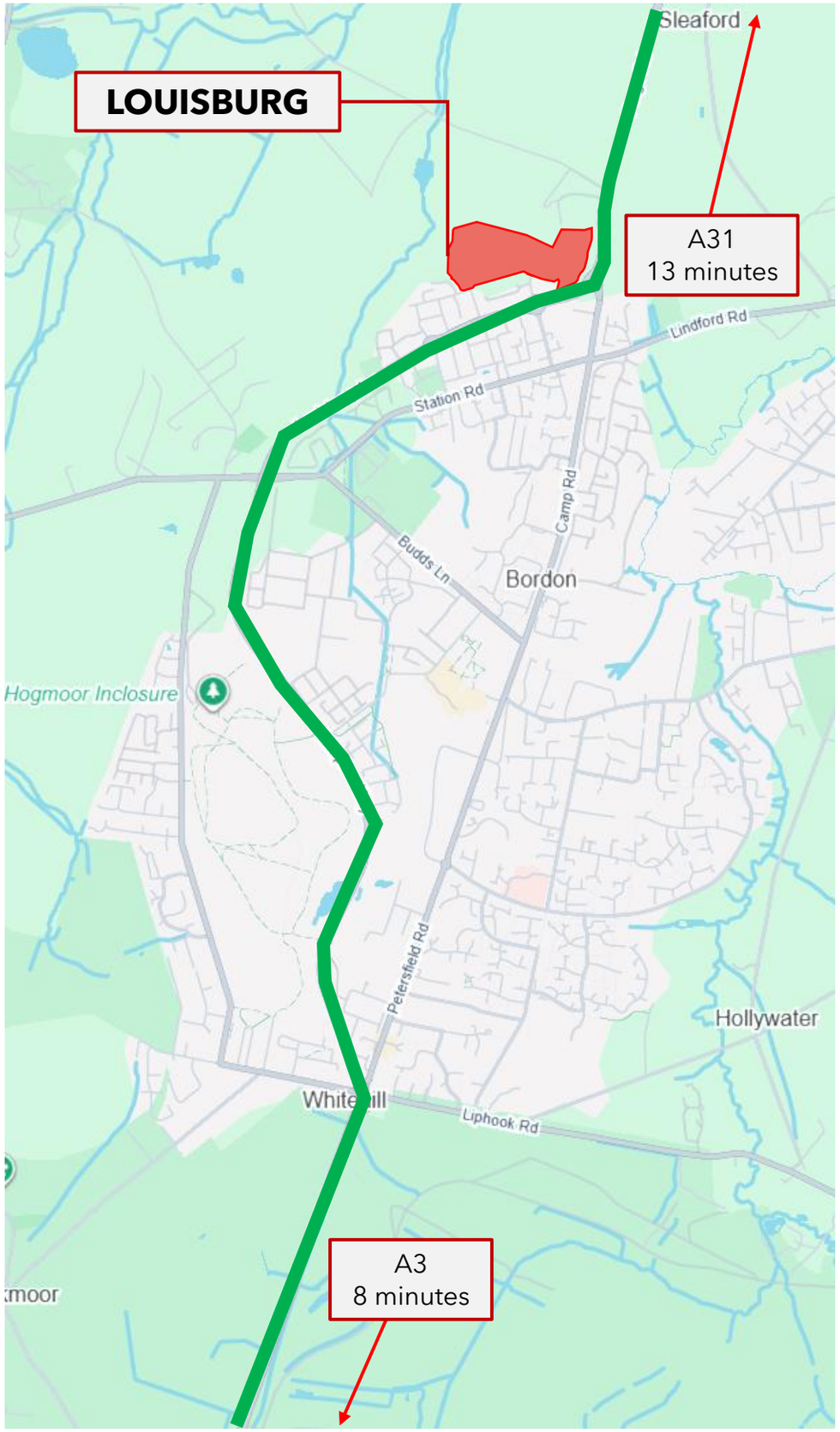


* indicative industrial/warehouse scheme

Outline consent

Included in draft Local Plan

Substation



Occupational Market

The industrial/warehouse market in the local area mirrors the wider South East market, with a shortage of supply, particularly of high-quality units. This is primarily down to a lack of new developments in the area in recent years, together with a limited number of schemes in the pipeline. Bordon has also seen a significant loss of industrial supply through the redevelopment of Bordon Enterprise Park, which is being redeveloped as part of the wider Bordon regeneration. This displaced a number of local occupiers, which further constrained supply in the local area.

Rental values in Bordon and the wider East Hampshire market have seen substantial increases in recent years but still lag well behind other markets such as Blackwater Valley and Guildford. As a result, Bordon offers good value for occupiers whilst still benefitting from strong transport links and access to a skilled labour supply. Prime industrial rents for the East Hampshire market now stand at £15.00 per sq ft.

Bordon Regeneration

The Louisburg North site is part of the Whitehill & Bordon regeneration project, the redevelopment of the former Bordon Garrison which will provide over 2400 new homes, a new town centre, and employment space to provide over 3000 new jobs. Through the creation of different creative 'districts', the Whitehill & Bordon Regeneration Company is developing the environments for a range of skilled, semi-skilled, service related, technological and creative jobs. The Louisburg development seeks to build upon the town's heritage in engineering, whilst embracing the high-tech infrastructure being delivered around the town that will attract expanding digital and technology industries and promote social enterprise and entrepreneurship.

Several business zones have already been established around the town and as the regeneration project moves forward, more new work spaces will be delivered alongside the new homes, town centre and leisure spaces. This will include new start-up hubs, film studios, business parks and creative spaces.

East Hampshire Occupational Deals

Date	Property	Area	Rent psf	Term (Breaks)	Tenant
Available	Forest View Business Park	5,000 – 25,000	£15.00	-	-
Q1 2026	3 Hurlands Close, Farnham	57,600	£13.50	10(5)	Hurlands Pickleball & Padel Club
Q1 2026	Unit 1 & 2 Mill Lane, Alton	7,906	£13.27	5(3)	Echo Studios
Q2 2025	Maltby Engineering, Alton	25,000	£14.00	10	Confidential
Q2 2025	18 Bordon Trading Estate	2,936	£12.94	5(3)	Robert Nicholas Ltd
Q2 2025	5 Blacknest Industrial Estate, Alton	2,023	£13.59	5	Premium Timber Windows Ltd
Q3 2024	3 Farnham Trading Estate	21,980	£14.00	15(10)	Steer Automotive Group
Q1 2023	3 Bordon Trading Estate	10,355	£11.50	10(5)	Murata Power Solutions

Whitehill & Bordon Regeneration – new supermarket, homes & The Shed retail & leisure development

Anti Money Laundering

Satisfactory anti-money laundering and compliance information will be required of the purchaser.

Sales Process

The site is to be sold on a freehold basis with conditional and unconditional offers being considered.

Viewings

Strictly by prior appointment only with the sole agents.

Proposal

Offers are invited for the freehold interest in the site.

For further information please contact:

Alex Blown
M: +44 (0)7570 682 196
E: ablown@curchodandco.com

Nick Reeve
T: +44 (0)1252 710 822
E: nreeve@curchodandco.com

Piers Leigh
T: +44 (0)7967 726 301
E: pleigh@curchodandco.com

CURCHOD&CO

Misrepresentation Act
Curchod & Co give notice that these property particulars are provided as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representation fact but but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract. No person in the employ of Curchod & Co as representing agents of the property displayed has the authority to make or give any representation or warranty in relation to the property. Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted. Subject to contract. April 2026.