



A31
14 minutes

A325


PRINCE PHILIP
PARK

A3
5 minutes

asmodee
Inspired by Players

Land at Hogmoor Employment Site, Bordon, Hampshire GU35

Opportunity to purchase just over 1 acre of employment land in Bordon

 **CURCHOD & CO**

Situation

The site is prominently located on the A325, which is the primary road circumventing Bordon town centre, connecting directly to the A3 3 miles to the south, and A31 6 miles to the north.

Description

Currently a cleared site which occupies a prominent position in Bordon, fronting the A325 and neighbouring Asmodee's 130,000 sq ft UK HQ & distribution hub. The site consists of two separate parcels either side of an estate road. Both parcels provide a total area of approximately 1.07 acres.

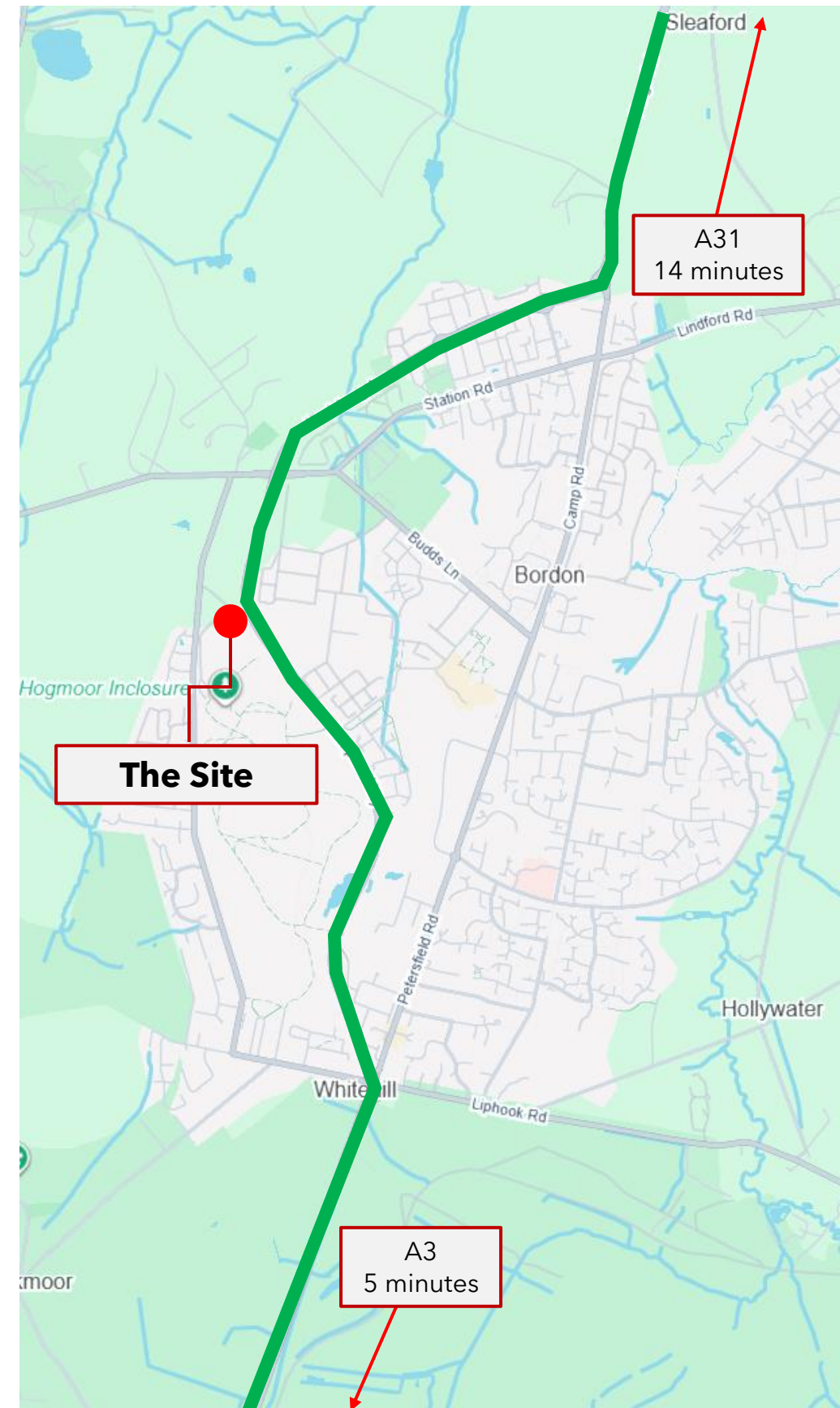
Parcel 1 – 0.57 acres

Parcel 2 – 0.50 acres

Planning

The site benefits from an existing outline planning consent granted in 2015 under Hybrid Planning Application (HPA) 55587/001 for employment use.

Local Planning Authority: East Hampshire District Council



Location

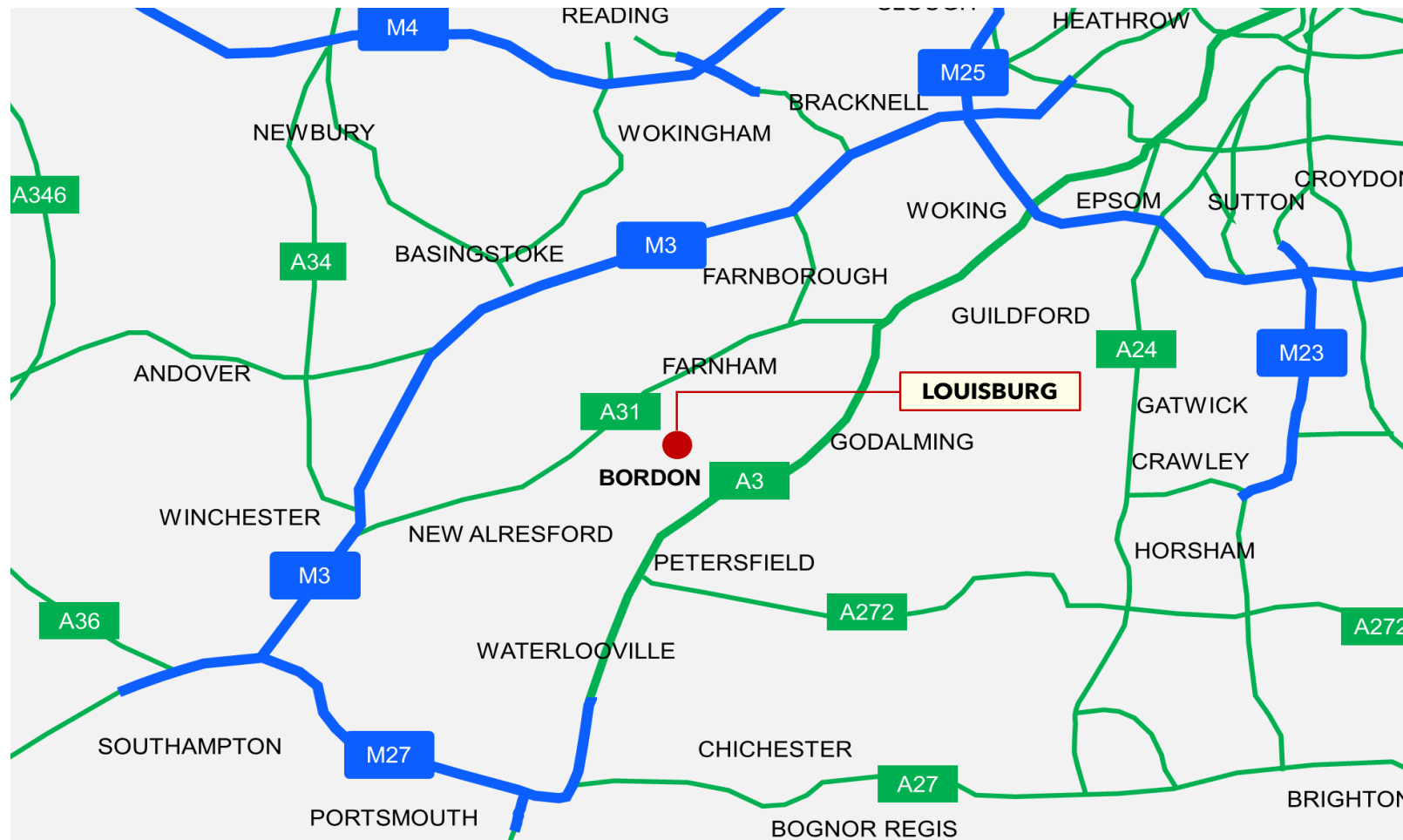
Whitehill & Bordon is positioned in East Hampshire in the south east of England, approximately 6 miles between the towns of Alton to the north-west and Haslemere to the south-east. Bordon is 50 miles south west of London, 26 miles north east of Portsmouth, and 20 miles east of Winchester.

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 on the A325 and is accessed via a service road 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** – 5 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.

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 Hogmoor Enterprise 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

Service Charge

Access from the A325 is via a private road. Rights of access will be granted and the purchaser will be required to pay a service charge for maintenance and repair by the management company.

Services

The site is to be sold with utilities provided to the site boundary.

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 in excess of £1,000,000 are invited for the freehold interest in both parcels.

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