



The Courtyards, Oakhanger Business Park, Bordon, Hampshire GU35 9JE

TO LET

EXCITING NEW DEVELOPMENT
BUSINESS UNITS FROM

**2,368 - 30,355 Sq Ft
(220 - 2,820 Sq M)**

The Courtyards, Oakhanger Business Park, Bordon, Hampshire GU35 9JE

DESCRIPTION

The new business units will be constructed to a high quality with steel portal frame, roof lights and brick & timber cladding. Each unit will have the option of first floor offices being fitted. Unit sizes range from 2,368 sq ft to 5,673 sq ft and will be ready for occupation Q1 2024. The new development is an extension of the established, existing business park which offers a modern working environment and is also home to the renowned Chocolate Frog Company gift shop and tearooms.

- ✓ Unique characterful business environment
- ✓ Superfast Fibre Broadband (by separate agreement)
- ✓ Chocolate Frog Tea Rooms and Gift Shop on site
- ✓ Close proximity to A31 & A3
- ✓ Excellent parking provisions/ EV charging points
- ✓ Designed to BREEAM Excellent standard

LOCATION

Oakhanger is a pleasant East Hampshire Village centred around a green and is approx. 2 miles to the west of the village of Selborne. The town of Bordon is approx. 1.5 miles to the south which provides shopping, leisure amenities and a large Tesco supermarket. The A3 trunk route is within very close proximity to Bordon, Liphook and Guildford M25 Junction 10.

ACCOMMODATION

Gross External Areas	sq ft	sq m
Units Sizes From	2,368	220
Ranging to	5,673	527
Total	30,355	2,820

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.gov.uk/find-business-rates.

TERMS

The units will be available by way of a new FRI lease for terms to be agreed. Rent on application.



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Regulated by RICS 15-Mar-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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