

Industrial / Warehouse

TO LET



CURCHOD&CO

COMING SOON



12, 13 & 14 Bordon Trading Estate

Bordon, GU35 9HH

Refurbished industrial/warehouse units

8,197 to 21,407 sq ft

(761.53 to 1,988.78 sq m)

- Loading doors 16' x 14' (5m x 4m)
- Three phase electricity
- Minimum eaves height 16' (5m)

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

12, 13 & 14 Bordon Trading Estate, Bordon, GU35 9HH

Summary

Available Size	8,197 to 21,407 sq ft
Business Rates	Upon Enquiry
EPC Rating	D

Description

The properties comprise a terrace of industrial units of steel portal frame construction having brick/block external walls, the upper elevations being clad with plastic coated profile metal sheeting.

The units benefit from small offices and reception areas at the front with good loading and parking facilities.

Location

The units are situated on the well established Bordon Trading Estate close to the busy A325 Farnham to Petersfield Road.

The A3(M) is easily accessible via the A325 Greatham junction (approximately 2 miles) providing fast access to the M3, Guildford and the M25.

Accommodation

The accommodation comprises the following areas (Gross Internal):-

Units	sq ft	sq m
Unit - 12/13 Industrial	11,593	1,077.02
Unit - 12/13 - Offices	1,617	150.22
Unit - 12/13 Total Area	13,210	1,227.25
Unit - 14 - Industrial	5,752	534.38
Unit - 14 - Offices	2,445	227.15
Unit - 14 - Total Area	8,197	761.53

Terms

The units are available by way of new full repairing and insuring leases for terms to be agreed.

The rents are exclusive of business rates, building insurance, estate charge, utilities and VAT.

Rateable Values

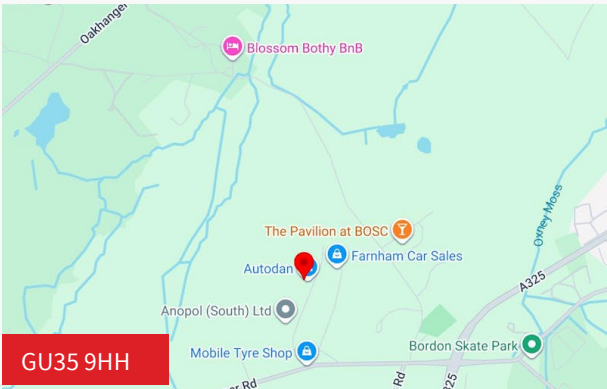
- Unit 12 - £42,750 - rates payable £21,332 per annum
- Unit 13 - £42,750 - rates payable £21,332 per annum
- Unit 14 - £54,000 - rates payable £29,970 per annum

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each side to be responsible for the payment of their own legal costs incurred in the lettings.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.)
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