

Industrial / Warehouse

TO LET



CURCHOD&CO



2 Woolmer Trading Estate

Woolmer Way, Bordon, GU35 9QF

Industrial / Warehouse Unit

1,396 sq ft

(129.69 sq m)

- Busy trading estate location
- Three phase power
- Within easy reach of A3 and A31
- Manually operated loading door
- Kitchen / WC facilities

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

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Summary

Available Size	1,396 sq ft
Rates Payable	£6,112.75 per annum The unit should qualify for partial business rates relief under the small business rates relief regime. Further information on application
Rateable Value	£12,250
EPC Rating	C (54)

Description

2 Woolmer is an end-of-terrace industrial/warehouse unit of brick and steel frame construction, prominently located within the established Woolmer Trading Estate.

The unit benefits from a kitchenette and WC, with the remainder forming an open plan full-height warehouse with concrete flooring.

Location

The unit is located towards the entrance of the trading estate. This popular and thriving trading estate was developed in the 1980's and comprises a collective mix of tenants from trade counter businesses and industrial and warehouse companies.

The estate benefits from immediate access to the A325 and provides access to the A31 Winchester to Guildford road (approx. 8 miles) or approx. 5 miles to the A3 (Portsmouth to London Road) at Liphook.

Bordon has undergone substantial investment in infrastructure with a new bypass and large new housing developments, and benefitting from a wide employment base. Bordon benefits from a good selection of shopping amenities including a large Tesco Supermarket and a new town centre that is being developed.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,396	129.69

Terms

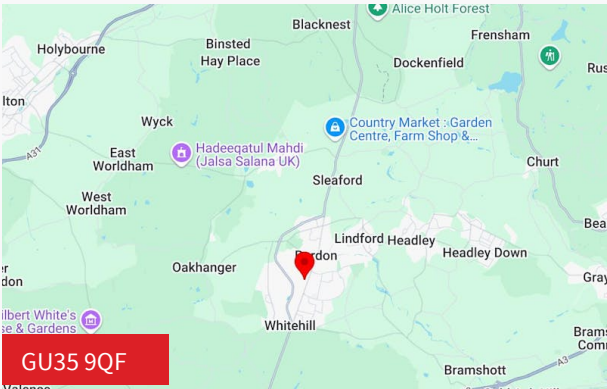
A new full repairing and insuring lease is available for a term to be agreed, subject to periodic upward only rent reviews. The rent is exclusive of business rates, utilities, building insurance, service charge etc.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the letting. All prices are quoted exclusive of VAT which may be charged.

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.



Viewing & Further Information

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