

# Industrial / Warehouse

TO LET



CURCHOD&CO

NEW LEASE



## 51 Woolmer Trading Estate

Bordon, GU35 9QF

Stand alone  
industrial/warehouse unit  
with large yard

16,171 sq ft

(1,502.34 sq m)

- Private Yard
- Refurbished
- Generous staff welfare provision
- First floor office

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Chartered surveyors, land property & construction consultants

# 51 Woolmer Trading Estate, Bordon, GU35 9QF

## Summary

Available Size	16,171 sq ft
Rent	£140,000.00 per annum
Rates Payable	£43,596.00 per annum
Rateable Value	£86,500.00
EPC Rating	Upon Enquiry

## Location

The unit is located on the well established Woolmer Trading Estate, the estate having been developed in the 1980's and comprising a mix of speculative units and larger headquarter buildings.

The nearby A325 provides access northwards to the A31 with Guildford to the north and Portsmouth to the south.

Bordon is currently benefiting from a substantial investment in infrastructure with a new bypass opened in January 2019 and substantial additional housing.

## Description

The subject property is a detached, purpose built industrial/warehouse unit set within its own private yard. There is a sensible provision of office space at first floor level with staff welfare facilities including a canteen area set out underneath.

The premises are undergoing an extensive refurbishment and will be ready for occupation shortly.

## Accommodation

Name	Sq ft	Sq m
Unit - Warehouse	14,008	1,301.39
Unit - Offices	2,163	200.95
Unit - Total Area	16,171	1,502.34

## Terms

The unit is available by way of a new FRI lease for a term to be agreed.

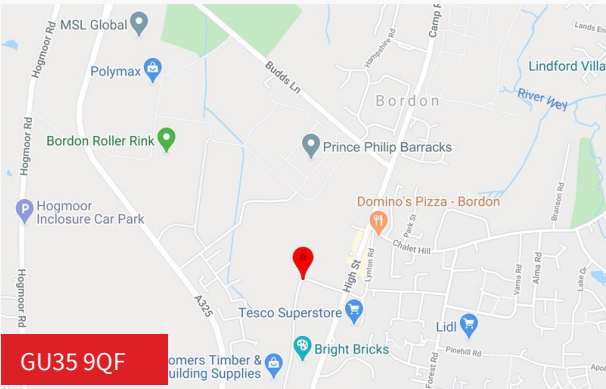
## Legal Costs

Each side will bear their own costs in this transaction.

## Video

➔ Video tour - <https://vimeo.com/494083265>

➔ -



## Viewing & Further Information

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