

Summary

Available Size 5,000 to 25,000 sq ft

Business Rates N/A

EPC Rating Upon enquiry

Description

Lion Court is an impressive new industrial and warehouse development located on the outskirts of Bordon. Once complete, the scheme will offer up to ten high quality units ranging from 3,647 sq ft to 8,858 sq ft (gross external area).

At this early stage, prospective occupiers have the rare opportunity to collaborate with the developer to create bespoke, purpose built accommodation tailored to their exact operational needs, with design-and-build options available up to 25,000 sq ft (GEA).

Developed by Fishron Securities, a Lamron Estates and TA Fisher joint venture with a proven history of delivering premium business space.

Location

Lion Court is located at the northern end of Bordon approximately 1 mile from the town centre. The A3 London to Portsmouth trunk road is within a short drive providing easy access northwards to Guildford and the M25. Farnham is some 7 miles to the north enabling access via the A331 to Junction 4 of the M3.

Terms

Units are available on the basis of a freehold purchase or on full repairing and insuring lease terms. Target completion date – Summer 2027. Further details on application.

Planning Permission

Outline Planning has been granted for 5,003 sq m (53,851 sq ft) of B2 general industrial, B8 storage and distribution, and class E(g) (ii) and E (g) (iii) Industrial & R&D space.

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/VAT

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

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Nick Reeve

01252 710822 | 07766 233878

nreeve@curchodandco.com

Matthew Munday

01252 710822 | 07742 336948

mmunday@curchodandco.com

More properties @ curchodandco.com

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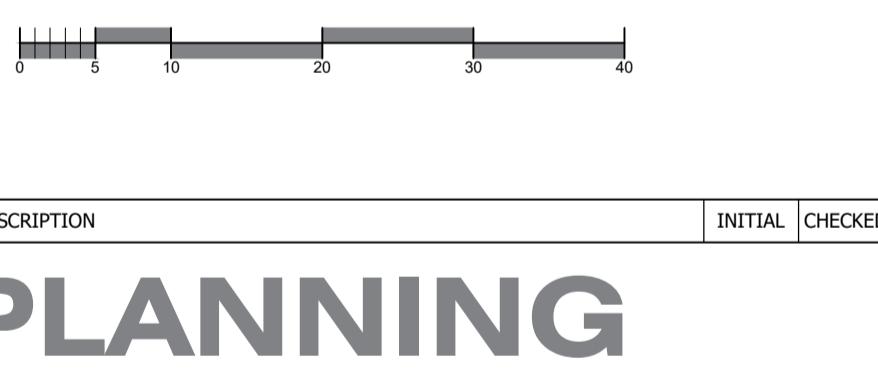
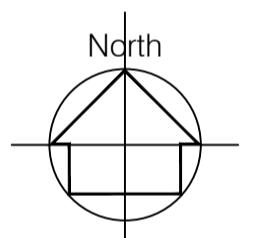
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This drawing is to be read in conjunction with all relevant consultants, specialist manufacturers drawings and specifications.

Any discrepancies in dimensions or details on or between these drawings should be drawn to our attention.

All dimensions are in millimetres unless noted otherwise.



harding rose architects

CLIENT	FISHRON SECURITIES LTD		
PROJECT	Lion Court, Farnham Road, Bordon, GU35 0NF		
TITLE	Indicative Block Plan 2 x 25,000sqft Warehouses		
SCALE	DATE		
1:500 @ A1	14.03.25		
DRAWN	PROJECT NO.		
AC	22.1044	SK.01	A

