

TO LET / FOR SALE



5,000 to 25,000 sq ft  
(464.52 to 2,322.58 sq m)

- ➔ Rare freehold units available
- ➔ Set within 8.9 acres of woodland
- ➔ Approximately 1 mile from Bordon town centre
- ➔ Outline planning granted for B2, B8 & E
- ➔ Highly energy efficient - Target EPC rating A and excellent BREEAM rating

## 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.

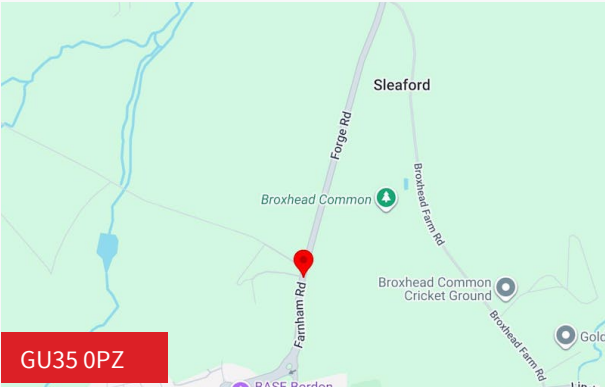
## Anti Money Laundering

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](https://www.curchodandco.com)

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. [www.rics.org](https://www.rics.org). Generated on 16/02/2026



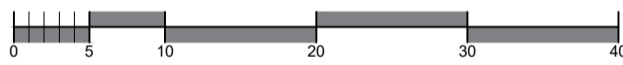
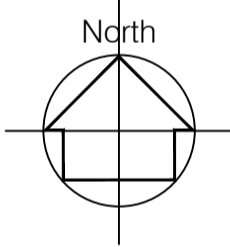
© This drawing is copyright.  
It is sent to you in confidence and must not be reproduced or disclosed to third parties without our prior permission.

Do not scale from this drawing, other than for Local Authority Planning purposes.

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.



REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



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	SK.01A	
1:500 @ A1	14.03.25		
DRAWN	PROJECT NO.		
AC	22.1044		



© This drawing is copyright.  
It is sent to you in confidence and must not be reproduced or disclosed to third parties without our prior permission.

Do not scale from this drawing, other than for Local Authority Planning purposes.

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 your attention.

All dimensions are in millimetres unless noted otherwise.

REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



harding rose architects

CLIENT FISHRON SECURITIES LTD

PROJECT Lion Court, Farnham Road, Bordon, GU35 0NF

TITLE Proposed Site Layout

SCALE	DATE		
1:500 @ A1	03.04.25		
DRAWN	PROJECT NO.		
AC	22.1044		
		P.103	B