



3 Holt Barns

Frith End, Bordon, GU35 0QN

Self Contained Office — To Let / For Sale

3,161 sq ft

(293.67 sq m)

- 13 parking spaces
- Kitchenette / WC facilities available on both floors
- Excellent natural light throughout
- High speed internet available
- Air conditioning
- Three phase power
- Convenient access to A325, linking to A31 and A3
- Bentley railway station approximately 2.5 miles away with direct services to London Waterloo

3 Holt Barns, Frith End, Bordon, GU35 0QN

Summary

Available Size	3,161 sq ft
Rent	£52,150 per annum
Price	£635,000
Rates Payable	£24,720 per annum
Rateable Value	£51,500
EPC Rating	Upon enquiry

Description

3 Holt Barns comprises a detached, self-contained office building of traditional brick construction. The property provides good quality office accommodation arranged over two floors, comprising a reception area, open-plan offices, meeting rooms, kitchenettes and WC facilities including a disabled WC.

The space is carpeted throughout and benefits from a good level of natural light, with air conditioning to majority of the building and electric heating to the remainder. The building also benefits from an intruder alarm, fire alarm and perimeter trunking incorporating power and data points. Externally, the property benefits from 13 allocated car parking spaces.

Location

3 Holt Barns is situated in the rural hamlet of Frith End within the East Hampshire district, approximately 2 miles north of Bordon and 4 miles south of Farnham. The A325 is nearby providing links north to Farnham and the A31, and south towards Petersfield and the A3, which in turn offers onward connections to the wider national motorway network.

The nearest railway station is Bentley approximately 2.5 miles away, offering direct services to London Waterloo in approximately 1 hour.

Accommodation

The accommodation comprises the following areas (measured on a net internal area basis):

Name	sq ft	sq m
Ground	1,741	161.74
1st	1,420	131.92
Total	3,161	293.66

Terms

A new full repairing and insuring lease is available on terms to be agreed. The rent is exclusive of business rates, utilities and building insurance. The property is also available for sale on a freehold basis.

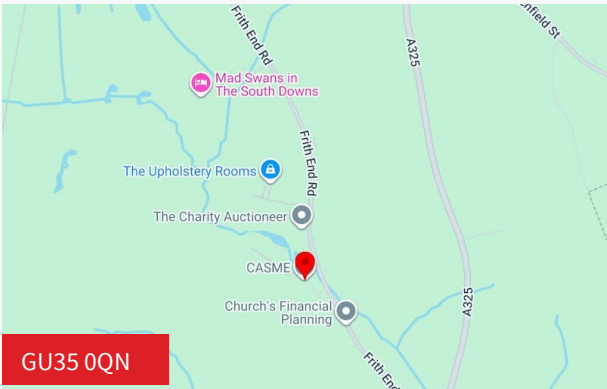
All prices are exclusive of VAT.

Legal Costs / VAT

Each party to be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering

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



Viewing & Further Information

Matthew Munday
01252 710822 | 07742 336948
mmunday@curchodandco.com

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

More properties @ 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. Generated on 01/09/2026

