

Industrial / Warehouse

TO LET



CURCHOD&CO



19 Bordon Trading Estate

Bordon, GU35 9HH

Industrial unit on secure site

3,015 sq ft

(280.10 sq m)

- Secure site
- Eaves height of 4.5m
- Newly installed roof
- CCTV
- Kitchenette
- Ample car parking

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	3,015 sq ft
Rent	£37,700 per annum
Rates Payable	£10,104 per annum
Rateable Value	£20,250
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The unit is a purpose built industrial unit of steel portal frame construction. The property sits within a shared secure yard and benefits from a CCTV system which covers the immediate area. There is a minimum eaves height of 4.5m. There are also ancillary offices and kitchenette/WCs.

Location

The available property is situated on the well established Bordon Trading Estate close to the busy A325 Petersfield to Farnham road.

The Forest Shopping Centre and Tesco are both within a short distance. The A3(M) is easily accessible via the A325 Greatham junction (approx 2 miles) providing fast access to the M3, Guildford and the M25.

Terms

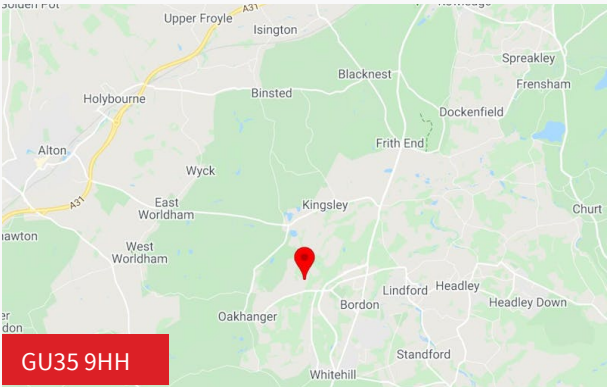
The unit is available on a new full repairing and insuring lease for a term to be agreed. The rent is exclusive of business rates, building insurance, utilities and VAT (if applicable).

Legal Costs

Each side to be responsible for the payment of their own legal fees 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

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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