



Unit 10 Oakhanger Business Park

Oakhanger Road, Bordon, GU35 9JA

Office in convenient rural location

2,414 sq ft
(224.27 sq m)

- Excellent car parking provision
- Super fast fibre broadband
- LED lighting throughout
- Air conditioning
- Quality finishes, including natural stone tile reception
- Well managed estate
- On site cafe/restaurant

Summary

Available Size	2,414 sq ft
Rent	£32,000 per annum
Rates Payable	£12,960 per annum
Rateable Value	£30,000
Service Charge	£500 per annum
EPC Rating	B (36)

Description

Unit 10 comprises a modern barn style office building. The ground floor comprises an entrance lobby, 2 wc's and kitchenette. The office accommodation is provided at first floor, benefiting from very unique and high quality features. The layout is mainly open plan with three good sized glass panelled meeting rooms at one end. At the other end is a self contained lockable store room into the eaves also housing the comms. Amenities include breakout area, kitchenette, suspended LED lighting, air conditioning, underfloor heating, vaulted studio style offices and modern vinyl flooring.

There is an excellent parking provision without any limits on the number of spaces. There is a dedicated fibre line into the site of which a connection is to be made available at no additional cost.

Location

The village of Oakhanger is a pleasant East Hampshire village around a village green, and west is the village of Selborne (approximately 2 miles) comprising a village shop and the popular Selborne Arms. Selborne is a popular meeting point for walkers, overlooking the Hangers Way and the South Downs National Park.

The town of Bordon is approximately 1.5 miles to the south which provides shopping, leisure amenities and a large Tesco supermarket. The A3 is within very close proximity to Bordon and Liphook.

The market town of Alton is approximately 4 miles which provides direct links to the A31 and A339 to Basingstoke (M3 motorway Junction 6).

Terms

New effective full repairing and insuring lease to be granted on flexible terms to be agreed. The rent is exclusive of business rates, service charge, building insurance, utilities and VAT (if applicable).

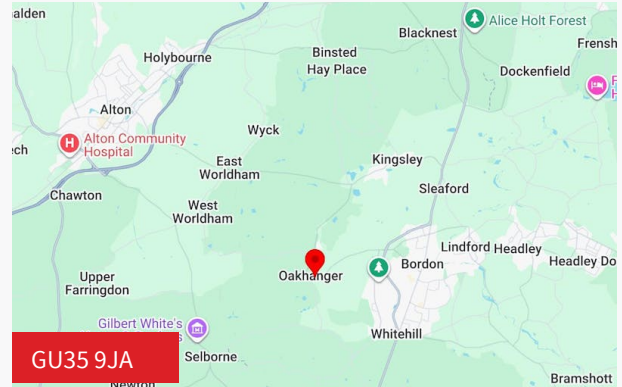
Anti Money Laundering

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 party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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