



Unit A Hartley Wood Farm

Oakhanger, Bordon, GU35 9JW

**Semi detached
industrial/warehouse unit
with external storage**

2,562 sq ft
(238.02 sq m)

- 5.5m wide x 5.2m high electric loading door
- 3 phase power
- External storage compound
- Kitchen & WC facilities

Unit A Hartley Wood Farm, Oakhanger, Bordon, GU35 9JW

Summary

Available Size	2,562 sq ft
Rent	£24,000 per annum
Rates Payable	£5,988 per annum This unit should benefit from small business rates relief
Rateable Value	£12,000
EPC Rating	D (89)

Description

The property comprises a semi-detached industrial/warehouse unit with a minimum eaves height of 5.3m and a maximum eaves height of 7.36m. The unit is fitted with 3-phase power, LED lighting, and two loading doors, one of which has been infilled to create ancillary office accommodation accessed internally and via a pedestrian door to the side.

A mezzanine is positioned above the office, while the remainder of the space is open-plan warehouse with kitchen and WC facilities. Externally, there is a large yard shared with the neighbouring occupier, together with a side storage area of over 1,000 sq ft, which is for the exclusive use of this unit.

Location

The property is located on Hartley Wood Farm, a short distance from the town of Bordon, which provides shopping and leisure amenities, including a large Tesco supermarket. The A31 is 4.3 miles from the unit, offering routes east towards Alton, Farnham and Guildford, and west towards Winchester. The A3 is also in close proximity to both Bordon and Liphook, providing further connections northwards to London and southwards to Portsmouth.

Terms

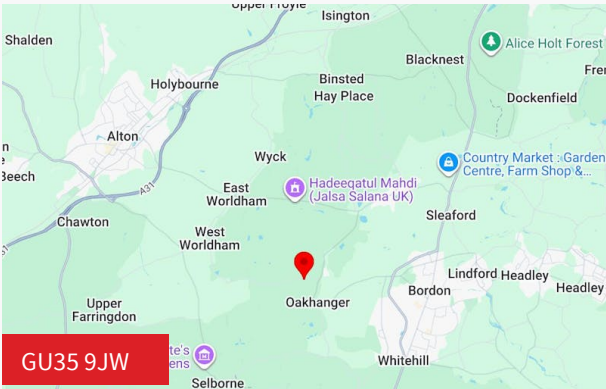
A new lease is available for a term to be agreed

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 Cost

Each side to be responsible for the payment of their own legal cost incurred in the letting.



Viewing & Further Information

Harry Ford
01252 710822 | 07770 477386
hford@curchodandco.com

Nick Reeve
01252 710822 | 07766 233878
nreeve@curchodandco.com

More properties @ curchodandco.com

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