



2 Highview Business Centre

High Street, Bordon, GU35 0AX

Self contained office building

1,481 sq ft

(137.59 sq m)

- The property is not registered for VAT
- 8 parking spaces
- Gas central heating
- Intruder alarm
- LED lighting and suspended ceilings to all working areas
- Male/female/disabled WC's
- Kitchenette

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Summary

Available Size	1,481 sq ft
Rent	£14.50 per sq ft
Rates Payable	£7,734.50 per annum
Rateable Value	£15,500
Service Charge	£966 per annum
EPC Rating	C (62)

Description

A two storey self contained, mid terraced office building of brick construction with a pitched slate roof.

Location

The Highview Business Centre is prominently located with access directly off the A325 Farnham to Petersfield Road, at the southern edge of Bordon within the established business location adjacent to the Woolmer Trading Estate.

Farnham town centre is 8 miles to the north where there is direct mainline railway access to London Waterloo.

The A3 is less than 3 miles to the south with Petersfield a further 6 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground - Office	761	70.70
Ground - Office	720	66.89
Total	1,481	137.59

Terms

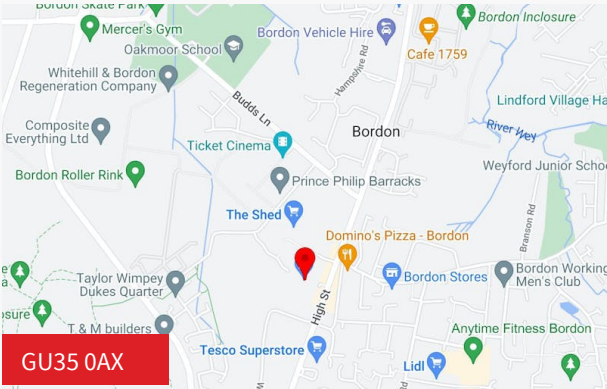
The unit is available by way of a new full repairing and insuring lease for a term to be agreed. The rent is exclusive of building insurance, service charge and utilities.

Legal Costs

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

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.



Viewing & Further Information

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

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

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

More properties @ curchodandco.com

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