

**** PRELIMINARY DETAILS ****

**INDUSTRIAL/ WAREHOUSE UNIT, FIRST FLOOR
OFFICES WITH A SUBSTANTIAL SECURE/GATED
YARD AND 29 ALLOCATED CAR PARKING SPACES**

TO LET – NEW LEASE TERMS

TOTAL GIA 7,227 SQ FT (671.4 SQ M) GIA



78 Woolmer Trading Estate
Woolmer Way
Bordon
Hampshire
GU35 9QF



LOCATION

Unit 78 Woolmer Trading Estate commands a prominent position fronting Woolmer Way and is located within close proximity to the Tesco entrance of the well-established Woolmer Trading Estate. This popular and thriving trading estate was developed in the 1980s and comprises a collective mix of tenants from trade counter businesses, smaller occupiers through to large HQ's for corporate sized companies.

The estate benefits from immediate access to the A325 and provides access to the A31 Winchester to Guildford road (approx. 8 miles) or approx. 5 miles to the A3 (Portsmouth to London Road) at Liphook.

Bordon has undergone substantial investment in infrastructure with a new bypass and large new housing developments, and benefitting from a wide employment base. Bordon benefits from a good selection of shopping amenities including a large Tesco Supermarket and the Forest Shopping Centre.

DESCRIPTION

The subject unit comprises an end-of-terrace industrial/warehouse unit of brick and profile metal clad construction. The premises are undergoing an extensive refurbishment programme.

AMENITIES INCLUDE

- Under refurbishment.
- Prominent location on Woolmer Way.
- Trade occupiers nearby include Screwfix and Howdens.
- Within easy reach of the A3 and A31.
- Commanding position on popular trading estate.
- 4 wcs over ground and first floors.
- Manually operated up and over sectional roller shutter door 3.5m wide x 4.9m high.
- Min eaves height 5.6 metres rising to 6.9 metres towards the ridge.
- Open plan first floor offices and T-point.
- Ability to create additional offices.

FLOOR AREAS

Ground floor entrance

lobby, 2 wcs and

warehousing/industrial

accommodation - 6,210 sq ft (576.9 sq m)

First floor offices,

T-point, 2 wcs. - 1,017 sq ft (94.5 sq m)

Total GIA - 7,227 sq ft (671.4 sq m)

RENT

£65,050 per annum exclusive.

LEASE

A new fully repairing and insuring lease is available for a term to be agreed, subject to periodic upwards only rent reviews.

EPC

The premises have an Energy Performance Rating of 'D-87'.

RATES

Rateable Value £43,000

Uniform Business Rate 49.9p/£

Rates payable £21,459

It is recommended interested parties should make their own enquiries with the East Hampshire District Council. (Subject to status).

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

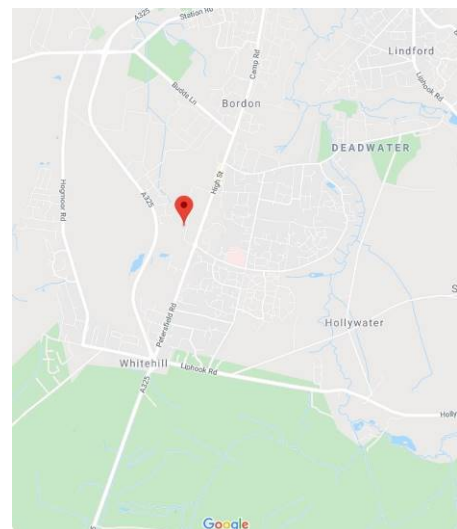
Strictly by appointment through the sole agents.

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Unit 78 Woolmer Trading Estate (scale 1:1000)

