

Industrial / Warehouse

TO LET



CURCHOD&CO

AVAILABLE DECEMBER 2021



7B Woolmer Trading Estate

Bordon, GU35 9QE

Modern industrial/warehouse unit

10,346 sq ft

(961.17 sq m)

- Secure site
- 5.5m eaves
- Gas space heater
- 18 parking spaces
- LED lighting to warehouse
- Minimal columns to warehouse
- Loading door 3.673w x 4.524h

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Chartered surveyors, land property & construction consultants

Summary

Available Size	10,346 sq ft
Rent	£93,000 per annum exclusive of VAT (if applicable)
Rates Payable	£29,476.35 per annum
Rateable Value	£57,571
EPC Rating	Upon Enquiry

Location

The property is positioned at the southern end of Woolmer Trading Estate, which is Bordon's main industrial area. Located opposite Woolmer Trading Estate is a Tesco superstore.

The A3 London to Portsmouth trunk road is within a short distance, with the Hindhead tunnel now providing significantly improved journey times northwards to Guildford and the M25. Farnham is some 8 miles to the north, enabling access via the A331 to junction 4 of the M3.

Description

A modern semi-detached industrial building of portal frame construction with part brick and part insulated profiled steel clad elevations. The property has an open plan warehouse with minimal columns, along with a small mezzanine providing reception to ground floor and air conditioned offices to first floor.

Accommodation

Name	Sq ft	Sq m
Ground - Warehouse	9,962	925.50
1st - Mezzanine office	384	35.67

Terms

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

Legal Costs

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



Viewing & Further Information

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