

# Industrial / Warehouse

TO LET



CURCHOD&CO

COMING SOON



## 11, 12, 13 & 14 Bordon Trading Estate

Bordon, GU35 9HH

### Refurbished industrial/warehouse units

6,560 to 27,967 sq ft

(609.44 to 2,598.22 sq m)

- Loading doors 16' x 14' (5m x 4m)
- Three phase electricity
- Minimum eaves height 16' (5m)

[curchodandco.com](http://curchodandco.com) | 01252 710822

Chartered surveyors, land property & construction consultants

# 11, 12, 13 & 14 Bordon Trading Estate, Bordon, GU35 9HH

## Summary

Available Size 6,560 to 27,967 sq ft

Business Rates Upon Enquiry

EPC Rating D

## Description

The properties comprise a terrace of industrial units of steel portal frame construction having brick/block external walls, the upper elevations being clad with plastic coated profile metal sheeting.

The units benefit from small offices and reception areas at the front with good loading and parking facilities.

## Location

The units are situated on the well established Bordon Trading Estate close to the busy A325 Farnham to Petersfield Road.

The A3(M) is easily accessible via the A325 Greatham junction (approximately 2 miles) providing fast access to the M3, Guildford and the M25.

## Accommodation

The accommodation comprises the following areas (Gross Internal):-

Name	sq ft	sq m
Unit - 11	6,560	609.44
Unit - 12/13 Industrial	11,593	1,077.02
Unit - 12/13 - Offices	1,617	150.22
Unit - 12/13 Total Area	13,210	1,227.25
Unit - 14 - Industrial	5,752	534.38
Unit - 14 - Offices	2,445	227.15
Unit - 14 - Total Area	8,197	761.53

## Terms

The units are available by way of new full repairing and insuring leases for terms to be agreed.

The rents are exclusive of business rates, building insurance, estate charge, utilities and VAT.

## Rateable Values

Unit 12 - £42,750 - rates payable £21,332 per annum

Unit 13 - £42,750 - rates payable £21,332 per annum

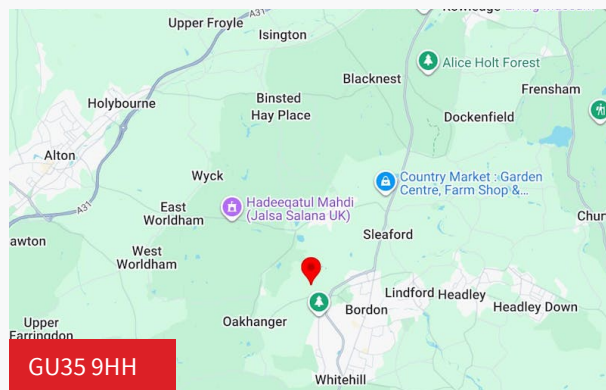
Unit 14 - £54,000 - rates payable £29,970 per annum

## 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

Each side to be responsible for the payment of their own legal costs incurred in the lettings.



## Viewing & Further Information

Nick Reeve

01252 710822 | 07766 233878

nreeve@curchodandco.com

Matthew Munday

01252 710822 | 07742 336948

mmunday@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 14/01/2026



CGI post refurbishment



CGI post refurbishment



CGI post refurbishment



CGI post refurbishment



CGI post refurbishment