



18 Woolmer Trading Estate

Bordon, GU35 9QF

Industrial/Warehouse Unit and part Ground Floor Offices

2,813 sq ft

(261.34 sq m)

- Busy Trading Estate Location
- Within easy reach of the A3 and A31
- Electrically operated roller shutter door 3.5m wide x 3.5m high
- Min height 3.8m rising to 4.9m towards the ridge
- Allocated car spaces
- NOTE - No motor or MOT use allowed

18 Woolmer Trading Estate, Bordon, GU35 9QF

Summary

Available Size	2,813 sq ft
Rent	Rent on Application
Rates Payable	£12,724.50 per annum April 2023
Rateable Value	£25,500
EPC Rating	D (76)

Description

The subject unit comprises an end-terrace industrial/warehouse unit of brick and steel frame construction.

Offices over ground floor are provided towards the front of the unit together with WCs and Tea Point, open plan warehousing is positioned behind with separate loading accessible at the back of the unit.

Location

Unit 18 Woolmer Trading Estate is located towards the front of the trading estate (close to Coomers Builders Merchants), Tesco and Garner PFS and convenience store. 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. 3 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.

Amenities

- Busy trading estate location
- Nearby trade occupiers to include Screwfix, Howdens, Buller Home Improvements and Coomers Builders Merchants.
- Within easy reach of the A3 and A31.
- Electrically operated roller shutter 3.5m wide x 3.5m high.
- Min height 3.8 metres rising to 4.9 metres towards the ridge.
- Allocated car spaces in front plus generous loading apron behind.

Lease

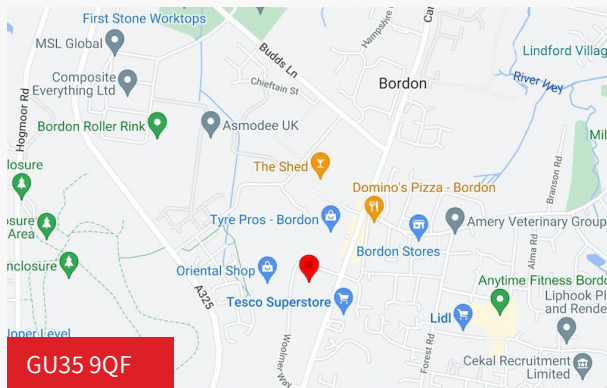
A new fully repairing and insuring lease is available for a term to be agreed, subject to periodic upwards only rent reviews. Rent upon application

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



Viewing & Further Information

Matthew Munday
01252 710822
mmunday@curchodandco.com

Keith Enters
01256 462222 | 07803411940
kenters@curchodandco.com

Nick Reeve
01252 710 822
nreeve@curchodandco.com

More properties @ 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 28/07/2023

