

# E (Commercial / Business / Service), Office, Retail

TO LET



CURCHOD&CO



## Future Skills Centre

2 Hudson Road, Bordon, GU35 0GX

High quality purpose built F1 education facility - alternative commercial uses will be considered STP

12,766 sq ft

(1,186 sq m)

- Designed for the delivery of 16+ training in sustainable skills
- Parking for 39 cars including 1 EV space with charging point
- 5 motorcycle spaces and cycle racks
- Service area for deliveries
- Enclosed secure external storage facility
- Fully fitted education facility
- Solar EV panels

## Summary

Available Size	12,766 sq ft
Rent	Rent on application
Rates Payable	£43,290 per annum
Rateable Value	£78,000
EPC Rating	Upon enquiry

## Description

The Future Skills Centre was completed in 2017 and comprises a fully fitted education facility. The building benefits from three classrooms (one large one divides into two), three large specialist workshops, staff/admin office, reception, small meeting room, break out space, informal learning area, male and female WCs, two shower rooms and accessible first aid room with toilet and shower.

All classrooms and workshops are fitted with a large wall mounted interactive screen. Tables and chairs are provided to classrooms and the concourse.

The workshops benefit from an air filtration system which can be operated independently from each other and the rest of the building. There is an additional separate filtration system for the carpentry workshop.

## Location

The Future Skills Centre is situated on the edge of the Whitehill and Bordon Regeneration area, approximately 0.75 miles to the north of Bordon town centre.

The single storey purpose built centre is located off the A325 ring road, which links Bordon with Farnham and Aldershot to the north. The A3 which leads to Guildford and Petersfield is approximately 4.5 miles to the south.

## Brief

We are instructed by Hampshire County Council to seek an occupier who operates within the education and training sector ideally 16+. Alternative uses will also be considered.

## Current Planning Permission

F1 - learning and non residential institutions. Alternative commercial uses will be considered STP.

## Terms

A new full repairing and insuring lease is available for a term to be agreed. Rent on application.

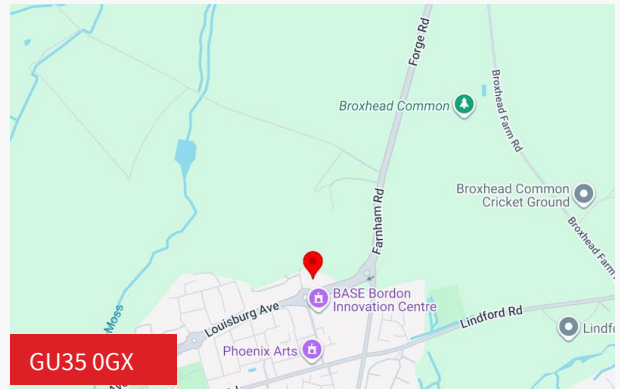
## Anti Money Laundering

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/VAT

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

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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