CURCHOD&CO

To Let

720 to 1,481 sq ft

High Street, Bordon, GU35 0AX

Self contained two storey office building

- 8 on site parking spaces
- No VAT on the rent
- EPC Rating - C62
- Flexible terms available
- Town centre location
- LED lights
- Tea points on both floors

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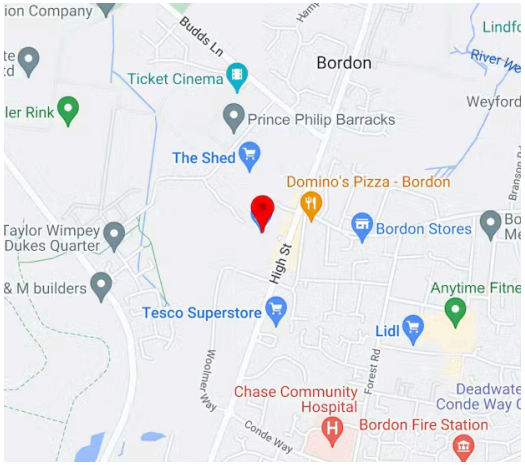
curchodandco.com









Description

A two storey self contained, mid terraced office building of brick construction with a pitched slate roof.

Location

The Highview Business Centre is prominently located with access directly off the A325 Farnham to Petersfield Road, at the southern edge of Bordon within the established business location adjacent to the Woolmer Trading Estate. Farnham town centre is 8 miles to the north where there is direct mainline railway access to London Waterloo. The A3 is less than 3 miles to the south with Petersfield a further 6 miles.

Accommodation

Name	sq ft	sq m
Lower Ground - Office	761	70.70
Ground - Office	720	66.89
Total	**1,481**	**137.59**

Terms

Option 1

• Five year Full Repairing and Insuring (FRI) lease
• Tenant break option at the end of Year 3, subject to six months' prior notice
• Rent: £1,450 per calendar month, exclusive
• Eight allocated car parking spaces
• The Tenant to be responsible for service charge, business rates and buildings insurance

Option 2

• Consideration would be given to leasing the building floor by floor on all-inclusive terms; further details on request.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Summary

- Rent: Rent on application
- Business rates: £6,900 per annum approx for the whole building
- Service charge: £975 per annum
- EPC: C (62)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



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