Industrial / Warehouse

TO LET

CURCHOD&CO



19 Bordon Trading Estate

Bordon, GU35 9HH

Industrial unit on secure site

3,015 sq ft

(280.10 sq m)

- Secure site
- Eaves height of 4.5m
- Newly installed roof
- CCTV
- Kitchenette
- Ample car parking

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Summary

Available Size	3,015 sq ft
Rent	Rent on application
Rates Payable	£10,718.50 per annum Based on 2026 Valuation & multipliers
Rateable Value	£24,250
Service Charge	N/A
EPC Rating	Upon enquiry







Description

The unit is a purpose built industrial unit of steel portal frame construction. The property sits within a shared secure yard and benefits from a CCTV system which covers the immediate area. There is a minimum eaves height of 4.5m. There are also ancillary offices and kitchenette/WCs.

Location

The available property is situated on the well established Bordon Trading Estate close to the busy A325 Petersfield to Farnham road.

The Forest Shopping Centre and Tesco are both within a short distance. The A3(M) is easily accessible via the A325 Greatham junction (approx 2 miles) providing fast access to the M3, Guildford and the M25.

Terms

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

Legal Costs

Each side to be responsible for the payment of their own legal fees incurred in the transaction.

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.

Viewing & Further Information

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

Nick Reeve
01252 710822
nreeve@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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