Industrial / Warehouse

TO LET

CURCHOD&CO

24 Woolmer Trading Estate

Woolmer Way, Bordon, GU35 9QF

Full height Industrial / Warehouse unit

2,208 sq ft

(205.13 sq m)

- Busy trading estate location
- Three phase power
- Ample parking to the front with generous loading to the rear
- Within easy reach of A3 and A31
- Manually operated loading door

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Summary

Available Size	2,208 sq ft
Rates Payable	£8,748 per annum
Rateable Value	£20,250
Service Charge	Upon Enquiry
EPC Rating	D (96)

Description

24 Woolmer is a mid-terrace industrial/warehouse unit of brick and steel frame construction, prominently positioned within the well-established Woolmer Trading Estate.

The property features a full-height, open-plan warehouse with concrete flooring, strip lighting, and WC/kitchen facilities. Externally, the unit benefits from ample parking to the front and a generous rear loading area, providing excellent accessibility for deliveries and logistics.

Location

The unit is located towards the middle of the trading estate. This popular and thriving trading estate was developed in the 1980's and comprises a collective mix of tenants from trade counter businesses and industrial and warehouse 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. 5 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 a new town centre that is being developed.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial	1,881	174.75
1st - Storage Mezzanine	327	30.38
Total	**2,208**	**205.13**

Terms

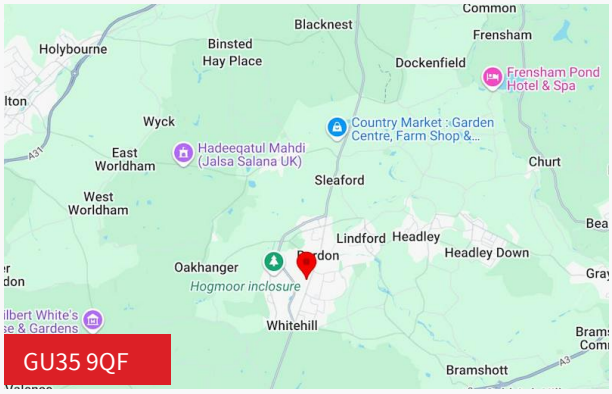
A new full repairing and insuring lease is available for a term to be agreed, subject to periodic upward only rent reviews. The rent is exclusive of business rates, utilities, building insurance, service charge etc.

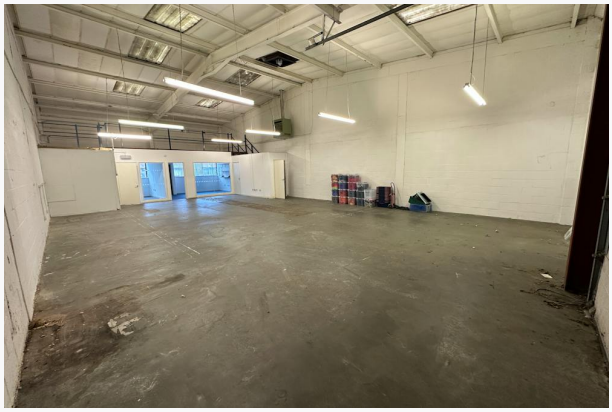
Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting. All prices are quoted exclusive of VAT which may be charged.

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.





Viewing & Further Information

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