Industrial / Warehouse

TO LET

CURCHOD&CO



PRELIMINARY DETAILS

16-17 Bordon Trading Estate

Bordon, GU35 9HH

Industrial / Warehouse unit with extensive yard

9,153 sq ft

(850.34 sq m)

- Due to be refurbished
- 2 Loading doors
- 3 phase power
- Eaves height 5m (approx)
- Male/female toilet facilities
- Established industrial park

16-17 Bordon Trading Estate, Bordon, GU35 9HH

Summary

Available Size	9,153 sq ft
Rates Payable	£30,960 per annum Based on Business Rates assessment for 2026
Rateable Value	£64,500
EPC Rating	B (49)

Description

The property comprises a detached industrial unit of steel portal frame construction with brick/block external walls and upper elevations clad in plasticated profiled metal sheeting. The unit is due to undergo a programme of refurbishment and benefits from an adjoining yard area.

Location

The unit is situated on the well established Bordon Trading Estate close to the busy A325 Farnham to Petersfield Road.

The A3(M) is easily accessible via the A325 Greatham junction (approximately 2 miles) providing fast access to the M3, Guildford and the M25.

Terms

The units is available by way of new full repairing and insuring lease for a term to be agreed.

The rent is exclusive of business rates, building insurance, estate charge, utilities and VAT.

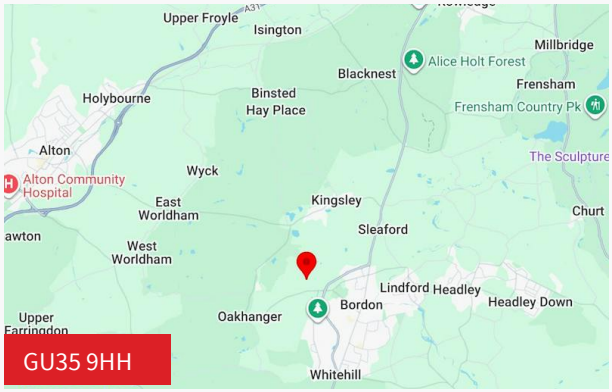
Anti Money Laundering

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 side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.







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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