Office

TO LET / FOR SALE

CURCHOD&CO



3 Holt Barns

Frith End, Bordon, GU35 0QN

Self Contained Office — To Let / For Sale

3,161 sq ft

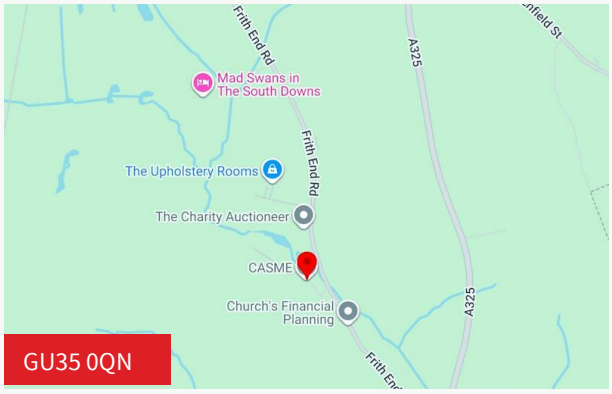
(293.67 sq m)

- 13 parking spaces
- Development potential
- Kitchenette / WC facilities available on both floors
- Excellent natural light throughout
- High speed internet available
- Air conditioning
- Three phase power
- Convenient access to A325, linking to A31 and A3
- Bentley railway station approximately 2.5 miles away with direct services to London Waterloo

3 Holt Barns, Frith End, Bordon, GU35 0QN

Summary

Available Size	3,161 sq ft
Rent	£52,150 per annum
Price	£635,000
Rates Payable	£24,720 per annum
Rateable Value	£51,500
EPC Rating	Upon enquiry







Description

3 Holt Barns comprises a detached, self-contained office building of traditional brick construction. The property provides good quality office accommodation arranged over two floors, comprising a reception area, open-plan offices, meeting rooms, kitchenettes and WC facilities including a disabled WC.

The space is carpeted throughout and benefits from a good level of natural light, with air conditioning to majority of the building and electric heating to the remainder. The building also benefits from an intruder alarm, fire alarm and perimeter trunking incorporating power and data points. Externally, the property benefits from 13 allocated car parking spaces.

Location

3 Holt Barns is situated in the rural hamlet of Frith End within the East Hampshire district, approximately 2 miles north of Bordon and 4 miles south of Farnham. The A325 is nearby providing links north to Farnham and the A31, and south towards Petersfield and the A3, which in turn offers onward connections to the wider national motorway network.

The nearest railway station is Bentley approximately 2.5 miles away, offering direct services to London Waterloo in approximately 1 hour.

Accommodation

The accommodation comprises the following areas (measured on a net internal area basis):

Name	sq ft	sq m
Ground	1,741	161.74
1st	1,420	131.92
Total	**3,161**	**293.66**

Terms

A new full repairing and insuring lease is available on terms to be agreed. The rent is exclusive of business rates, utilities and building insurance. The property is also available for sale on a freehold basis.

All prices are exclusive of VAT.

Legal Costs / VAT

Each party to be responsible for their own legal costs incurred in the transaction.

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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