Office

TO LET / FOR SALE

CURCHOD&CO

1 Holt Barns

Frith End, Bordon, GU35 0QW

High Quality Office — To Let / For Sale

1,465 sq ft

(136.10 sq m)

- Recently refurbished to a high standard
- 7 parking spaces
- Air conditioning throughout
- Suspended ceiliings with LED lighting
- Kitchenette / WC facilities
- Excellent natural light throughout
- Convenient access to A325, linking to A31 and A3
- Bentley railway station approximately 2.5 miles away with direct services to London Waterloo

1 Holt Barns, Frith End, Bordon, GU35 0QW

Summary

Available Size	1,465 sq ft
Rent	£25,500 per annum
Price	£373,575
Rates Payable	£9,504 per annum
Rateable Value	£22,000
Service Charge	£1,440 per annum Current estimate for 2026
EPC Rating	C (70)

Description

1 Holt Barns comprises a semi-detached, self-contained office building of brick construction. The property provides high quality office accommodation arranged over two floors, comprising a reception area, open-plan office to the ground floor, further offices to the first floor with meeting rooms, kitchenette and WC facilities including a disabled WC.

The space is carpeted throughout and benefits from air conditioning providing heating and cooling throughout, together with a suspended ceiling, LED lighting and ample natural light. The building also benefits from an intruder alarm, fire alarm and perimeter trunking incorporating network points and power sockets. Externally, the property benefits from 7 allocated car parking spaces.

Location

1 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	818	75.99
1st	647	60.11
Total	**1,465**	**136.10**

Terms

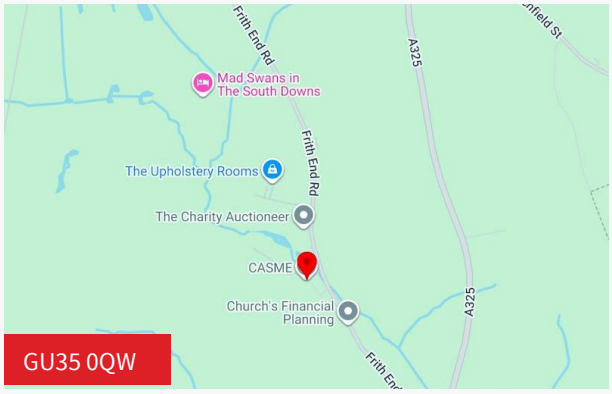
A new full repairing and insuring lease is available on terms to be agreed. The rent is exclusive of business rates, utilities and building insurance. The property is also available for sale on a freehold basis. All prices are exclusive of VAT.

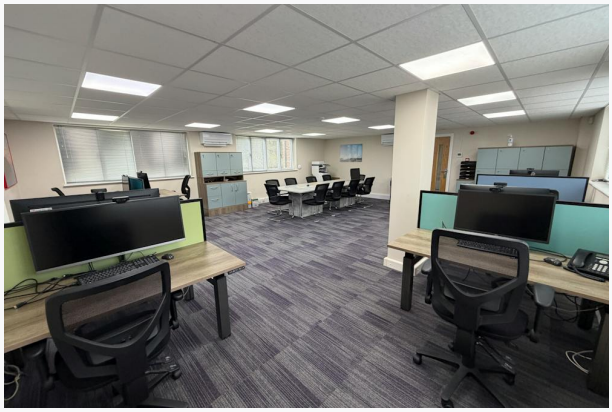
Legal Costs

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 tenants/purchasers where legislation requires us to do so.





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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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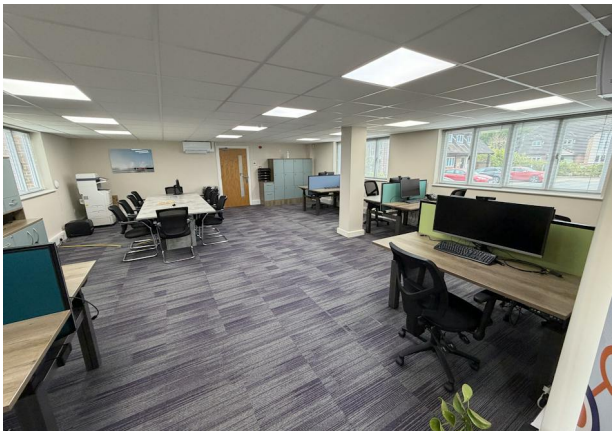
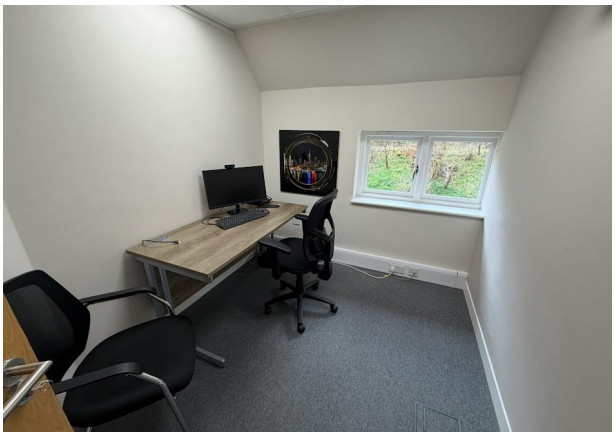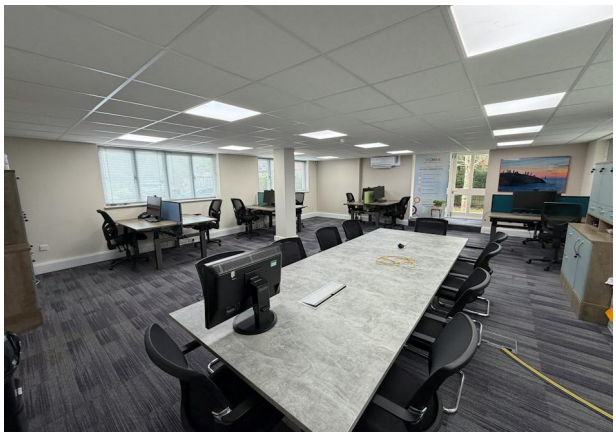
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