Industrial / Warehouse

TO LET

CURCHOD&CO



54 & 56 Woolmer Trading Estate

Woolmer Way, Bordon, GU35 9QF

Industrial / Warehouse Units

7,599 to 15,276 sq ft

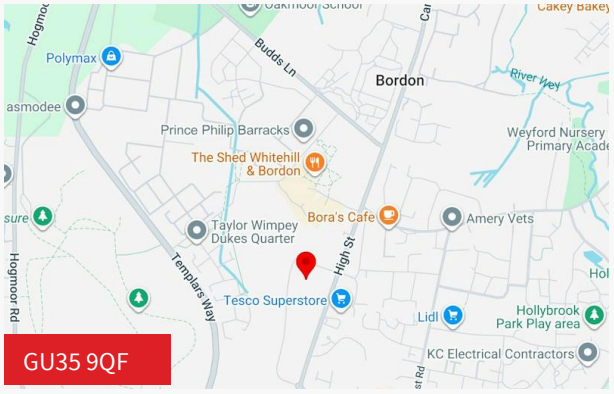
(705.97 to 1,419.19 sq m)

- Available to let together or separately
- 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
- Loading door access

54 & 56 Woolmer Trading Estate, Woolmer Way, Bordon, GU35 9QF

Summary

Available Size	7,599 to 15,276 sq ft
Rates Payable	£66,720 per annum Based on current Business Rates assessment for Units 54 & 56 together as of 2026
Rateable Value	£139,000
Service Charge	TBC
EPC Rating	B







Description

Units 54 & 56 are adjoining industrial/warehouse units of brick and steel frame construction, prominently positioned within the well-established Woolmer Trading Estate. The units are currently interlinked and can be occupied together or separately.

The properties feature industrial/warehouse accommodation with concrete flooring, LED lighting, three phase power, WC/kitchen facilities and offices to the first floor. Externally, the units benefit from dedicated parking and loading areas providing excellent accessibility for deliveries and logistics.

Both units benefit from mezzanine floors totalling approximately 11,542 sq. ft across both units. These are available for an incoming tenant to utilise, with further details available upon application

Location

Units 54 & 56 are located towards the middle of the trading estate which was developed in the 1980's and comprises a mix of occupiers including trade counter, industrial and warehouse businesses. The estate benefits from immediate access to the A325 providing access to the A31 Winchester to Guildford road, approximately 8 miles away, and the A3 (Portsmouth to London Road) at Liphook, approximately 5 miles away.

Bordon has undergone substantial investment in infrastructure, including a new bypass and large residential developments, and benefits from a wide employment base. The town also offers a good selection of shopping amenities, including a large Tesco supermarket and the new town centre, which is currently being developed.

Accommodation

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

Name	sq ft	sq m
Ground - 54	7,005	650.79
1st - 54	672	62.43
Unit - 54 Total	7,677	713.22
Ground - 56	6,929	643.73
1st - 56	670	62.25
Unit - 56 Total	7,599	705.97

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.

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

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 29/10/2026


Reception
56


EUROPLACER LINE








54


56
Reception


RECYCLED STATION



