

ARTIST'S IMPRESSION



New Build Scheme

Headley Wood Business Park, Broxhead Farm Road, Bordon, GU35 0NY

An exciting scheme of new industrial and warehouse units. First 5 units ready for occupation in April 2024

1,076 to 5,380 sq ft
(99.96 to 499.82 sq m)

- Self Contained Units
- Secure Environment
- New Build Scheme
- Good Road Connections

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Summary

Available Size	1,076 to 5,380 sq ft
Rent	£14 per sq ft
Business Rates	To be assessed.
EPC Rating	Upon Enquiry

Description

Scheduled for completion in April 2024 the new units at Headley Wood Business Park will offer a rare opportunity to acquire new high quality space in the local area.

Set within a gated site the units are built as a shell with capped services, to allow flexibility of fit out. Each unit will have a minimum height of 5.2m rising to 6.8m and parking for 3 cars.

The front profile will feature both a roller shutter door and a personnel door.

Location

The site is located adjacent to the Broxhead Common cricket ground on Broxhead Farm Road, just off the A325 Forge Road. Bordon town is approximately 1/2 a mile south west of the scheme.

The A325 leads quickly to both the A3 and A31 which in turn provide access to the wider motorway network.

Accommodation

The first phase of the new build scheme contains the following units.

Name	sq ft	sq m	Availability
Unit - 1	1,076	99.96	Available
Unit - 2	1,076	99.96	Available
Unit - 3	1,076	99.96	Available
Unit - 4	1,076	99.96	Available
Unit - 5	1,076	99.96	Available

Viewings

Strictly by appointment with the sole agent.

Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

Although the units are still under construction site visits can be arranged from 12th February 2024

Terms

The units are available direct from the landlord by way of a new lease for a term to be agreed.



Viewing & Further Information



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