

## MODERN, OPEN PLAN OFFICES (CLASS E )

685 to 2,761 SQ FT – TO LET, NEW LEASE

**9c, 9d and 9f Oakhanger Business Park,  
Oakhanger,**

**Nr Bordon, Hampshire, GU35 9JA**



- o Flexible floor area combinations
- o Superfast Broadband facilities
- o Attractive, Business Park environment with ample parking
- o On-site café/tea rooms – The Chocolate Frog
- o LED lighting, floor trunking, A/C system, double glazing
- o Mainly open plan layout with private office/storage
- o Shared kitchen and usual staff facilities

## Accommodation

(Net internal areas measured in accordance with RICS Code of Measuring Practice)

<i>Ground Floor</i>	Shared Entrance	Security Coded
<i>First Floor 9c</i>	888 sq ft	82.4 sq m
<i>First Floor 9f</i>	685 sq ft	63.7sq m
<i>First Floor 9d</i>	1,188 sq ft	110 sq m
<b>Total</b>	<b>2,761 sq ft</b>	<b>256.1 sq m</b>

## Rates

Interested parties are advised to contact the rating authority, East Hampshire District Council.

## EPC

Details available on request.

## Terms

The accommodation is available either as a whole (2,761 sq ft) or as individual suites on the basis of a new lease(s), (for a minimum of 5 years), with rental guide of £12.50 sq ft.

## Viewing

Strictly by appointment with **Glanfield Holmlund, Tel: 01420 544117, Mob: 07785 346709, Email: glanfield.holmlund@talk21.com** or alternatively with joint agent: Curchods & Co, Tel: 01252 710822, Email: farnham@curchodsandandco.com

## Map

Map available on request

