

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



48 Woolmer Trading Estate

Woolmer Way, Bordon, GU35 9QF

Industrial / Warehouse Unit

4,584 sq ft

(425.87 sq m)

- Busy trading estate location
- Nearby trade occupiers include Wilson Electrical, Screwfix, Howdens, Buller Home Improvements and Coomers Builders Merchants
- Within easy reach of A3 and A31
- Manually operated roller shutter door
- Parking available to the front plus generous loading to the rear

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	4,584 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£17,714.50 per annum April 2023
Rateable Value	£35,500
Service Charge	N/A
EPC Rating	C (62)

Description

The unit sits within a terrace of industrial/warehouse units of brick and profile metal clad construction.

The unit benefits from WC's and a small office towards the front with warehousing behind with access via a loading door. The rooftop of the offices at the front of the unit have been used in the past for additional light storage which can be utilised.

Location

The unit is located towards the middle of the trading estate. This popular and thriving trading estate was developed in the 1980's and comprises a collective mix of tenants from trade counter businesses and industrial and warehouse companies.

The estate benefits from immediate access to the A325 and provides access to the A31 Winchester to Guildford road (approx. 8 miles) or approx. 5 miles to the A3 (Portsmouth to London Road) at Liphook.

Bordon has undergone substantial investment in infrastructure with a new bypass and large new housing developments, and benefitting from a wide employment base. Bordon benefits from a good selection of shopping amenities including a large Tesco Supermarket and a new town centre that is under construction.

Accommodation

The accommodation comprises the following, measured on a Gross internal area basis

Name	sq ft	sq m
Ground - Ground Floor Warehouse, WC, Offices & Kitchenette	4,038	375.14
Ancillary - Office deck	546	50.73
Total	4,584	425.87

Lease

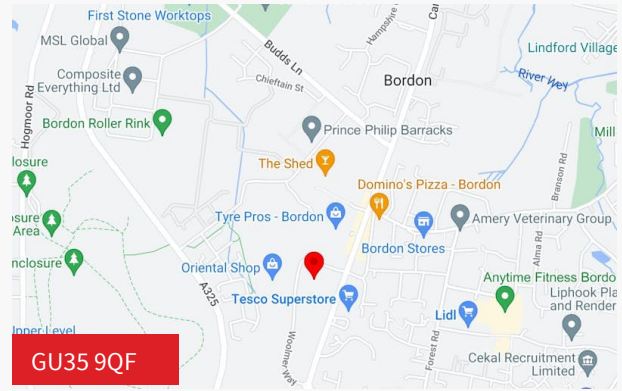
A new full repairing and insuring lease is available for a term to be agreed, subject to periodic upward only rent reviews. The rent is exclusive of business rates, utilities, building insurance, service charge etc.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting. All prices are quoted exclusive of VAT which may be charged.



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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