

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



36 Woolmer Trading Estate

Woolmer Way, Bordon, GU35 9QF

Industrial / Warehouse Unit

2,814 sq ft

(261.43 sq m)

- Busy Trading Estate location
- Electric loading door
- Three phase power
- 5 parking spaces to the front plus generous loading to the rear
- Within easy reach of A3 and A31
- WC & kitchen facilities

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	2,814 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£15,593.75 per annum
Rateable Value	£31,250
Service Charge	£709.23 per annum
EPC Rating	C (75)

Description

36 Woolmer comprises an end-terrace industrial/warehouse unit of brick and steel frame construction which is situated in a prominent position on the established Woolmer Trading Estate.

The property benefits from 5 allocated parking spaces to the front with good loading facilities to the rear via an electric loading door. Internally the unit benefits from a WC, kitchen and an office/lab area to the front which have air conditioning and laminate flooring throughout. The remainder of the accommodation comprises a full height warehouse which benefits from concrete flooring and a gas space heater.

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 being developed.

Terms

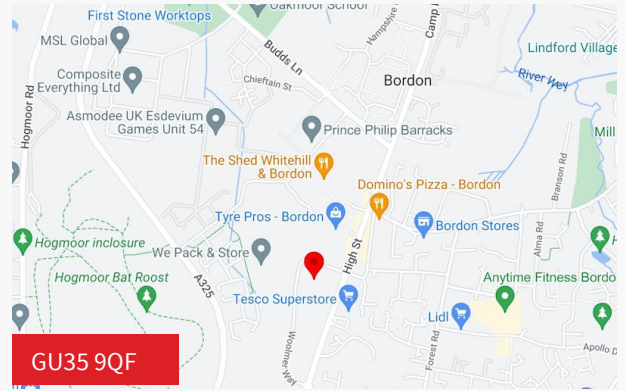
A new full repairing and insuring lease is available for a term to be agreed, subject to periodic upward only rent reviews. The rent is exclusive of business rates, utilities, building insurance, service charge etc.

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.

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.



Viewing & Further Information

Matthew Munday

01252 710822

mmunday@curchodandco.com

Nick Reeve

01252 710 822

nreeve@curchodandco.com

More properties @ curchodandco.com

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 01/03/2024