



## Oakhanger Business Park

Bordon, GU35 9JA

### Office suites on established rural business park

685 to 2,761 sq ft

(63.64 to 256.51 sq m)

- Excellent car parking provision
- Super fast fibre broadband included in the rental
- No service charge
- Free communal meeting room
- Shared kitchen and break out space
- LED lighting throughout
- On site tearoom

# Oakhanger Business Park, Bordon, GU35 9JA

## Summary

Available Size	685 to 2,761 sq ft
Rates Payable	£7.30 per sq ft estimated based on 2023 valuation
EPC Rating	Upon enquiry

## Description

The available suites all comprise open plan office accommodation benefitting from air conditioning, LED lighting, door entry system, carpeting throughout and floor boxes/perimeter trunking providing data and power. There is a communal kitchen with associated break out space, along with a communal meeting room available to tenants free of charge.

There is an excellent parking provision without any limits on the number of spaces. There is a dedicated fibre line into the site of which a connection is to be made available at no additional cost.

## Location

The village of Oakhanger is a pleasant East Hampshire village around a village green, and west is the village of Selborne (approximately 2 miles) comprising a village shop and the popular Selborne Arms. Selborne is a popular meeting point for walkers, overlooking the Hangers Way and the South Downs National Park.

The town of Bordon is approximately 1.5 miles to the south which provides shopping, leisure amenities and a large Tesco supermarket. The A3 is within very close proximity to Bordon and Liphook.

The market town of Alton is approximately 4 miles which provides direct links to the A31 and A339 to Basingstoke (M3 motorway Junction 6).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite C	888	82.50	Available
1st - Suite D	1,188	110.37	Available
1st - Suite F	685	63.64	Available

## Terms

New lease directly from the landlord to be granted for a minimum of 3 years. The rent is inclusive of service charge and high speed internet connection, but is exclusive of business rates, insurance, utilities and VAT (if applicable).

## 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 costs 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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