

Industrial / Warehouse

TO LET



50 Woolmer Trading Estate

Woolmer Way, Bordon, GU35 9QF

Industrial / Warehouse Unit

4,568 sq ft

(424.38 sq m)

- Incentives available - Information on request
- Busy trading estate location
- Three phase power
- Ample parking to the front with generous loading to the rear
- Manually operated roller shutter door
- Minimum eaves 4m, maximum eaves 5m
- Within easy reach of A3 and A31
- LED strip lighting

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Summary

Available Size	4,568 sq ft
Rates Payable	£20,958 per annum
Rateable Value	£42,000
Service Charge	£1,000 per annum The service charge quoted is an approximate figure
EPC Rating	C (74)

Description

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

The accommodation comprises a full height open plan warehouse with a minimum eaves height of 4m and maximum eaves height of 5m. The unit also benefits from concrete flooring, LED strip lighting and a WC. The unit comes with ample parking to the front with a generous loading area to the rear.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, WC, Offices & Kitchenette	4,030	374.40
1st - Offices	538	49.98
Total	4,568	424.38

Terms

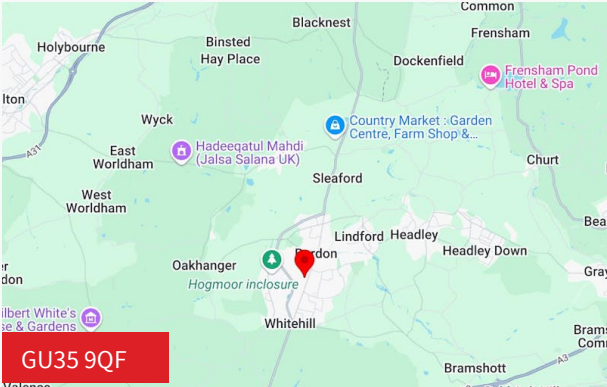
A new full repairing and insuring lease is available for a term to be agreed, subject to periodic upward only rent reviews. The rent is exclusive of business rates, utilities, building insurance, service charge etc.

Legal Costs

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

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