

ATTRACTIVE DEAL AVAILABLE



2 Highview Business Centre

High Street, Bordon, GU35 0AX

Self contained two storey office building

720 to 1,481 sq ft

(66.89 to 137.59 sq m)

- 8 on site parking spaces
- No VAT on the rent
- EPC Rating - C62
- Flexible terms available
- Town centre location
- LED lights
- Tea points on both floors

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Summary

Available Size	720 to 1,481 sq ft
Rent	Rent on application
Rates Payable	£6,900 per annum approx
Service Charge	£975 per annum
EPC Rating	C (62)

Description

A two storey self contained, mid terraced office building of brick construction with a pitched slate roof.

Location

The Highview Business Centre is prominently located with access directly off the A325 Farnham to Petersfield Road, at the southern edge of Bordon within the established business location adjacent to the Woolmer Trading Estate.

Farnham town centre is 8 miles to the north where there is direct mainline railway access to London Waterloo.

The A3 is less than 3 miles to the south with Petersfield a further 6 miles.

Accommodation

The accommodation comprises the following areas:

Area	sq ft	sq m
Lower Ground - Office	761	70.70
Ground - Office	720	66.89
Total	1,481	137.59

Terms

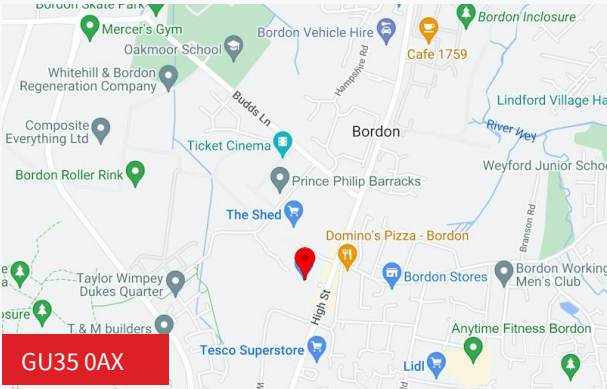
Incentives Available:

- Option 1 –
- Five-year Full Repairing and Insuring (FRI) lease.
 - Tenant break option at the end of Year 3, subject to six months’ prior notice.
 - Rent: £1,450 per calendar month, exclusive.
 - Eight allocated car parking spaces.
 - The Tenant to be responsible for service charge, business rates and buildings insurance.
 - Annual rent review linked to inflation, subject to a 2.5% collar and 4.5% cap.

- Option 2 (leasing a single floor) –
- Upper floor: £1,550 per calendar month, inclusive.
 - Lower floor: £1,400 per calendar month, exclusive.
 - Inclusive of service charge, utilities, broadband, external window cleaning, weekly communal area cleaning, buildings insurance, boiler servicing, and fire and burglar alarm servicing.
 - Minimum term of 12 months, with six months’ rolling notice thereafter.
 - Four allocated car parking spaces per floor.

Terms Applicable to Both Options:

- All services are subject to a fair usage policy.
- Office cleaning can be provided by agreement and will be subject to the nature and intensity of the occupier's use.
- Buildings insurance is included, subject to the nature of the occupier's business and activities. Where an occupier is deemed to represent an increased insurance risk, an



Viewing & Further Information

Nick Reeve
01252 710822
nreeve@curchodandco.com

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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additional insurance premium may be payable.

- Rent will increase by 7.5% annually, or as otherwise agreed between the parties.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Anti-Money Laundering

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



