



2 Highview Business Centre

High Street, Bordon, GU35 0AX

Self contained two storey office building

1,481 sq ft
(137.59 sq m)

- Attractive "Sixes" incentive package available
- 6 months rent free
- 6 months service charge paid
- 6 months landlord's buildings insurance paid
- 8 on site parking spaces
- No VAT on the rent

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Summary

Available Size	1,481 sq ft
Rent	£14.50 per sq ft
Rates Payable	£6,851 per annum based on 2026 valuation
Rateable Value	£15,500
Service Charge	£966 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:

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

Terms

Incentives available subject to a new 5 year lease (term certain) subject to contract.

To secure a tenant, the landlord is offering a highly competitive incentive package, comprising:-

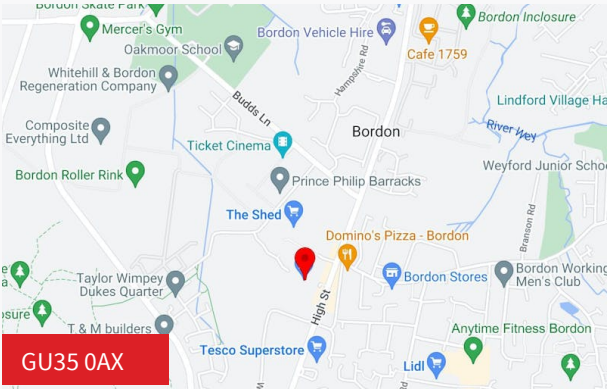
- 6 months rent free
- 6 months service charge paid by the landlord
- 6 months landlord's buildings insurance paid

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 purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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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 20/07/2026

