HOLLOWAY ILIFFE & MITCHELL

Industrial, Open Storage

# TO LET / FOR SALE

## Weybeck Yard, Walldown Road, Bordon, GU35 9AD

SECURE YARD WITH VARIOUS BUILDINGS

## Summary

| | |
|---|---|
| Tenure | To Let / For Sale |
| Available Size | 0.18 Hectares / 0.44 Acres |
| Rent | £65,000 per annum |
| Rateable Value | £15,250 |
| EPC Rating | Upon enquiry |

## Key Points

- Open Yard Secure Site
- Assortment of Buildings
- Shared Access
- Single Phase Power

Regulated by RICS

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# Weybeck Yard, Walldown Road, Bordon, GU35 9AD

## Description

The site consists of open storage land with a variety of buildings ranging from storage to offices and welfare buildings of various states of repair. The site is secure and would lend itself to open storage, other uses possible subject to planning.

## Location

The subject site is situated on the southern side of Walldown Road close to the junction with Hollywater Road to the east. The site is situated just south of Bordon and is easily accessed from the Petersfield Road to the west which in turn leads links to the A3M leading northbound towards London and south towards Petersfield and the south coast and the M27 / A27 road network.

## Accommodation

The accommodation comprises the following areas:

| Name | Size | sq ft | sq m | Availability |
|---|---|---|---|---|
| Outdoor - Land | 0.18 Hectares | 19,375.02 | 1,800 | Available |
| **Total** | | **19,375.02** | **1,800** | |

## Terms

The site is available by way of a new full repairing insuring lease for a term to be agreed at a rent of £65,000 per annum, alternatively the freehold of the site is available through seperate negotiation, please enquire for futher information.

## Business Rates

Rateable Value £15,250

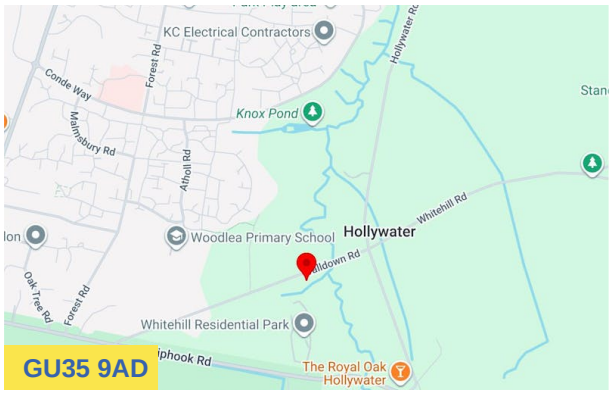
You are advised to make your own enquiries to the local authority before making a commitment to lease.

## EPC

The buildings are currently exempt from requiring an EPC.

## Other Costs

Building Insurance to be payable by the in-going tenant.
Legal Costs - Each party to bear their own costs incurred in the transaction.
VAT - Unless stated otherwise all costs, rents and prices are exclusive of VAT.



## Viewing & Further Information

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