



**25B Woolmer Way**

Bordon, GU35 9QE

**Industrial/Warehouse Unit  
with private yard. Available  
Q2 2024**

**23,844 sq ft**  
(2,215.18 sq m)

- 6m to eaves
- 7.7m max height
- Rear yard
- Private car park
- Staff canteen

# 25B Woolmer Way, Bordon, GU35 9QE

## Summary

<b>Available Size</b>	23,844 sq ft
<b>Rates Payable</b>	£80,384 per annum
<b>Rateable Value</b>	£157,000
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	B (50)

## Description

25B Woolmer Way is a purpose built industrial/warehouse unit with a generous rear yard and offices at 1st floor. Set within the established Woolmer Trading Estate, 25B offers an excellent opportunity to acquire a headquarters warehouse building or a high quality regional hub.

The warehouse provides good quality clear space with a height of 6m to the roof trusses. Between these the height rises to a maximum of 7.7m. Offices are located at 1st floor and are currently open plan with a number of private offices.

To the rear of the building is a private yard offering plenty of storage and loading space as well as the potential for additional parking.

The unit is also equipped with 2 charging points suitable for a range of electric vehicles.

## Location

Bordon is well located close to the Surrey/Hampshire border offering proximity to the South Coast as well as north to London and the airports.

Woolmer Way leads directly to the A325 which provides good access to the A3 and the A31 both of which give on to the wider motorway network.

Bordon has recently seen significant investment with a new bypass and the addition of several thousand houses which have added to the available workforce.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	19,018	1,766.83	Available
1st - Office	4,826	448.35	Available
<b>Total</b>	<b>23,844</b>	<b>2,215.18</b>	

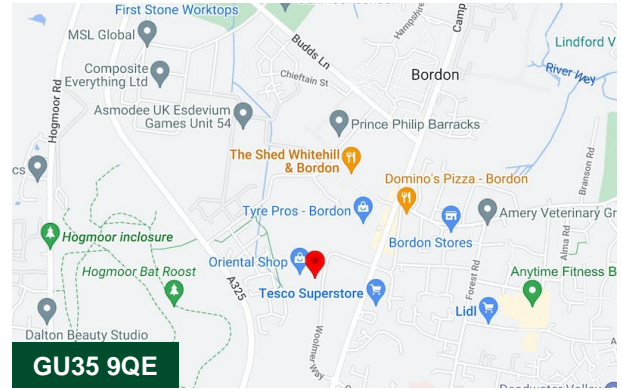
## Viewings

Strictly by appointment with the sole agent

Derwent Hillside Limited - Matthew Seary - matthew@derwenthillside.co.uk - 07950 464618

## Terms

The property is available by way of a new lease direct from the landlord at a rent to be agreed. Further details available on application.



## Viewing & Further Information



**Matthew Seary**

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