



## Unit 3

Headley Wood Business Park, Broxhead Farm Road, Bordon, GU35 0NY

**The last remaining unit in an exciting scheme of new industrial and warehouse units.**

**1,076 sq ft**  
(99.96 sq m)

- Self Contained Units
- Secure Environment
- New Build Scheme
- Good Road Connections
- 3 Parking Spaces

# Unit 3, Headley Wood Business Park, Broxhead Farm Road, Bordon, GU35 0NY

## Summary

<b>Available Size</b>	1,076 sq ft
<b>Rent</b>	£14 per sq ft
<b>Business Rates</b>	To be assessed.
<b>Service Charge</b>	£1 per sq ft S/C figures indicative only
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A (21)

## Description

Completed in July 2024 the new units at Headley Wood Business Park offer a rare opportunity to acquire new high quality space in the local area.

Set within a gated site the units are built as a shell with capped services, to allow flexibility of fit out. Each unit has a minimum height of 5.2m rising to 6.8m and parking for 3 cars.

4 units are already let and occupied with only Unit 3 remaining vacant.

## Location

The site is located adjacent to the Broxhead Common cricket ground on Broxhead Farm Road, just off the A325 Forge Road. Bordon town is approximately 1/2 a mile south west of the scheme.

The A325 leads quickly to both the A3 and A31 which in turn provide access to the wider motorway network.

## Accommodation

The first phase of the new build scheme contains the following units.

Name	sq ft	sq m	Availability
Unit - 1	1,076	99.96	Let
Unit - 2	1,076	99.96	Let
Unit - 3	1,076	99.96	Available
Unit - 4	1,076	99.96	Let
Unit - 5	1,076	99.96	Let

## Viewings

Strictly by appointment with the sole agent.

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

Although the units are still under construction site visits can be arranged from 12th February 2024

## Terms

The units are available direct from the landlord by way of a new lease for a term to be agreed.



## Viewing & Further Information



**Matthew Seary**

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