

AVAILABLE Q3 2026



Units 6 and 7

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

Two new units in an exciting scheme of new industrial and warehouse buildings.

2,181 to 3,275 sq ft
(202.62 to 304.26 sq m)

- Self Contained Units
- Secure Environment
- New Build Scheme
- Good Road Connections
- Private Yard

Summary

Available Size	2,181 to 3,275 sq ft
Rent	£15 per sq ft
Business Rates	To be assessed.
Service Charge	£1 per sq ft S/C figures indicative only
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (21)

Description

To be completed in September 2026 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 in phase 2 the units have private yards.

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 second phase of the new build scheme contains the following units.

Name	sq ft	sq m	Availability
Unit - 6	2,181	202.62	Available
Unit - 7	3,275	304.26	Available

Viewings

Strictly by appointment with the sole agent.

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

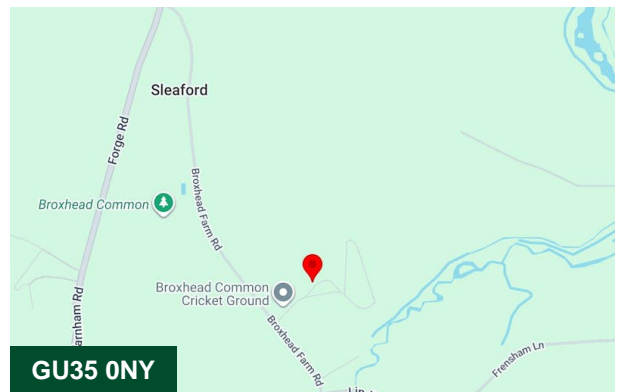
Although the units are still under construction site visits can be arranged from 12th February 2024

Terms

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

Images

Photos are indicative shots from Phase I



Viewing & Further Information



Matthew Seary

01256 578049 | 07950 464618

matthew@derwenthillside.co.uk