



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

FOR SALE

FREEHOLD OFFICES

*Would Suit Office, Healthcare,
Studio, Leisure*



**5/6 HIGHVIEW
HIGH STREET
BORDON
GU35 0AX**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: Highview is an established business park location on the western side of High Street in the centre of Bordon.

There is a range of local shopping immediately to hand with a large supermarket to the south.

The A3 is within a short drive giving access to the M25 to the north and the M27 to the south. Petersfield, Liss and Farnham mainline stations provide regular fast train services to London Waterloo.

DESCRIPTION: The property comprises a pair of modern two storey terraced offices, interconnected and offering flexible self-contained accommodation capable of use for a variety of purposes including office, studio, healthcare and leisure. Each of the offices is mainly open plan over two floors and capable of occupation as a single or easily into separate units The net internal floor area comprises:

First Floor	180.6 SQ M	(1,944 SQ FT)
Ground Floor	<u>169.8 SQ M</u>	<u>(1,828 SQ FT)</u>
TOTAL	350.4 SQ M	(3,772 SQ FT)

AMENITIES:

- * Kitchenette Facilities
- * Carpeted, Heated and Lit
- * Male and Female WC Facilities on each Floor of Both Offices
- * Twelve Allocated On Site Parking Spaces

TERMS: For Sale Freehold with Vacant Possession.

PRICE: Offers in excess of £400,000 FREEHOLD

5 Highview is elected for VAT. Accordingly, the Sale Price of this element of the property will be subject to VAT

RATES: Rateable Value £37,500 payable at 49.9p in the £ (2024/2025)

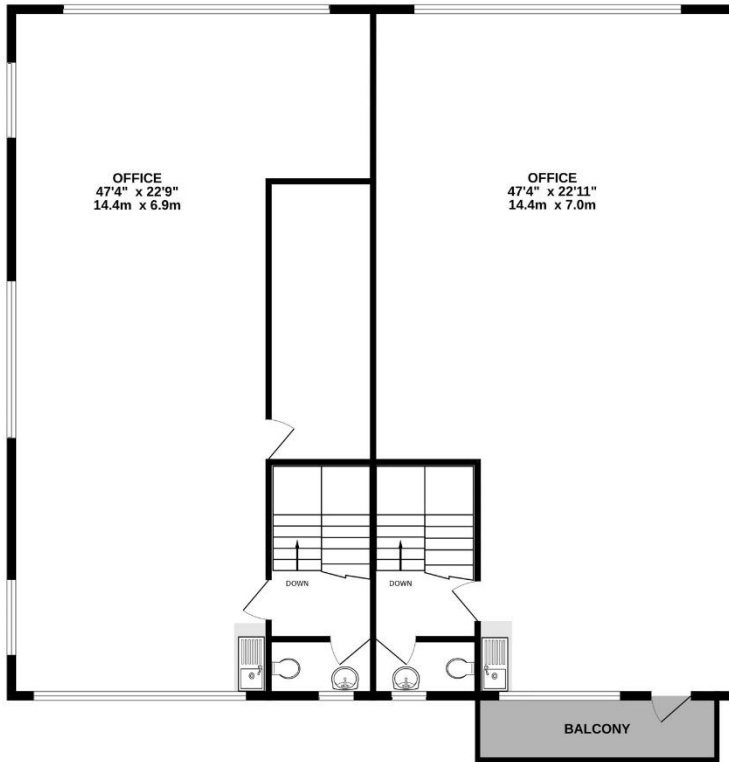
EPC: TBA

VIEWING: By appointment through **Park Steele 01252 717979.**

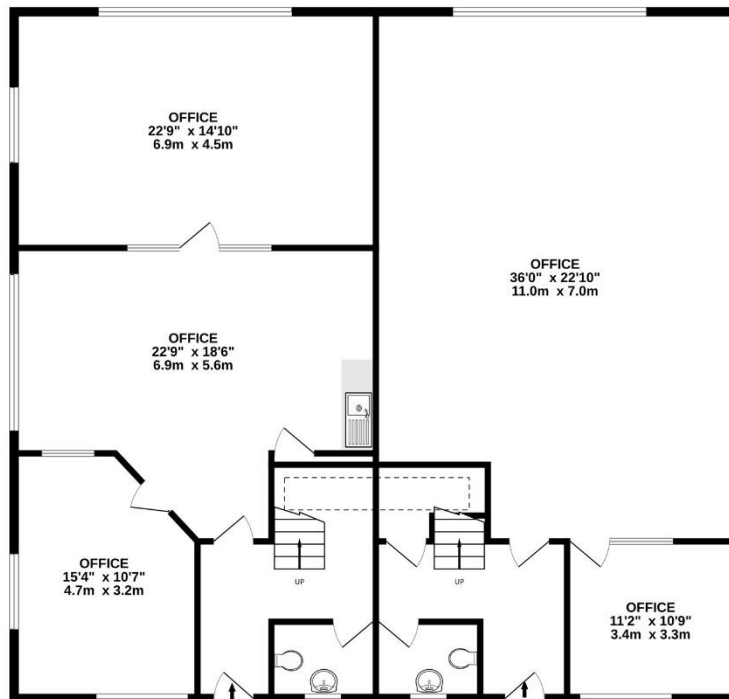
Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.







1ST FLOOR
1944 sq.ft. (180.6 sq.m.) approx.



GROUND FLOOR
1828 sq.ft. (169.8 sq.m.) approx.

TOTAL FLOOR AREA : 3772 sq.ft. (350.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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