

The Courtyards Oakhanger Business Park, Bordon, Hampshire GU35 9JE

TO LET

EXCITING NEW DEVELOPMENT BUSINESS UNITS FROM

2,368 - 30,355 Sq Ft (220 - 2,820 Sq M)

# The Courtyards Oakhanger Business Park, Bordon, Hampshire GU35 9 JE

#### **DESCRIPTION**

The new business units will be constructed to a high quality with steel portal frame, roof lights and brick & timber cladding. Each unit will have the option of first floor offices being fitted. Unit sizes range from 2,368 sq ft to 5,673 sq ft and will be available on a prelet basis. The new development is an extension of the established, existing business park which offers a modern working environment and is also home to the renowned Chocolate Frog Company gift shop and tearooms.

- ✓ Unique characterful business environment
- Superfast Fibre Broadband (by separate agreement)
- Chocolate Frog Tea Rooms and Gift Shop on site
- Close proximity to A31 & A3
- Excellent parking provisions/ EV charging points
- Designed to BREEAM Excellent standard



# LOCATION

Oakhanger is a pleasant East Hampshire Village centred around a green and is approx. 2 miles to the west of the village of Selborne. The town of Bordon is approx. 1.5 miles to the south which provides shopping, leisure amenities and a large Tesco supermarket. The A3 trunk route is within very close proximity to Bordon, Liphook and Guildford M25 Junction 10.

# **ACCOMMODATION**

Gross Internal Areas	sq ft	sq m
Units Sizes From	2,368	220
Ranging to	5,673	527
Total	30,355	2,820

#### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in any transaction.

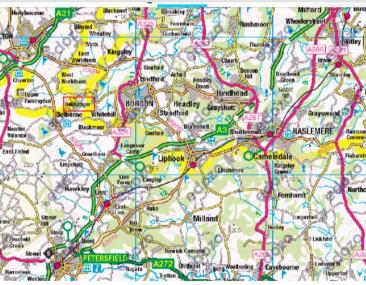
#### **BUSINESS RATES**

For business rating information please visit the Valuation Office Agency website www.gov.uk/find-business-rates.

#### **TERMS**

The units will be available by way of a new FRI lease for terms to be agreed. Rent on application.





# lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. Alt rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

# **VIEWING & FURTHER INFORMATION**

Viewing strictly by prior appointment:



Dan Rawlings 07702 809192 drawlings@lsh.co.uk

Kenan Rowles 07709 502222 krowles@lsh.co.uk



Chris Glanfield 07785 346709 glanfield.holmlund@talk21.com

