



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 9JE

## 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 pre-let 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
<b>Total</b>	<b>30,355</b>	<b>2,820</b>

## 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](http://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.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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