

PROPERTY DETAILS

OFFICES FOR SALE

Location:	BORDON, HAMPSHIRE
Property:	9 Highview, High Street, Bordon GU35 0AX
Size:	1,375 – 2,739 Sq Ft (127.7 Sq m)



Key Features

- **Rarely Available Small Units For Sale**
- **From Only £178,000**
- **Private parking**
- **Town centre position**
- **Open Plan, Flexible and Refurbished**
- **Established employment location**

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Farnham
Surrey GU9 8BB

T. 01252 794144

www.traynorryan.co.uk

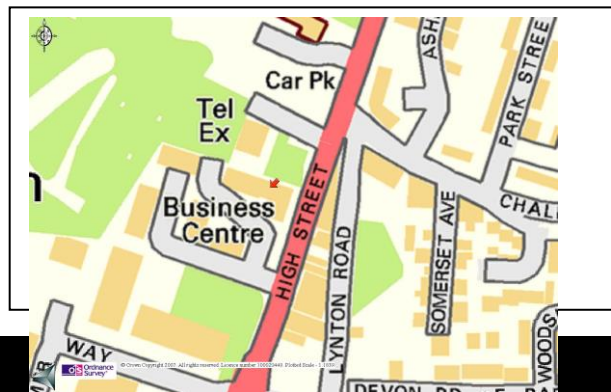


Tel: 01252 794144

Email: info@traynorryan.co.uk

Location

- Surrey / Hampshire borders
- Eco town development status
- Town centre location
- A3: 5 Minutes
- A31: 15 minutes
- Farnham 8 miles
- Guildford 23 Miles
- Petersfield 11 Miles



Description

Modern mid terraced purpose built property offers open plan offices on ground and first floors. The building is newly redecorated and carpeted, new WC.'s boilers and fire panels.

- Central heating
- Perimeter trunking
- Suspended ceiling
- Cat II lighting
- Allocated parking
- New partial refurbishment

Floor Areas (NIA) Sq Ft

The property is available in whole or in floors.

Ground Floor: 1,355 Sq ft (125.88 Sq M)

First Floor: 1,384 Sq ft (128.57 Sq M)

TOTAL: 2,739 Sq ft (254.45 Sq M)

Car Parking

Each office benefits from 5 spaces. There is an additional shared visitors space.

Price & Tenure

Ground Floor: £178,000

First Floor: £182,000

Tenure 999 year lease and 50% share of freehold.
Prices exclude VAT.

Business Rates

Small businesses occupying a single floor pay no rates.

Outgoings

There is a communal estate charge.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor. wt@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



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