

BORDON FARMS

PICKETTS HILL | SLEAFORD | BORDON
GU35 8TF



**RARE OPEN STORAGE LAND IN PROMINENT AND
CONVENIENT LOCATION.**

TO LET - 35,192 SQ FT (3,269.44 SQ M)



KEY BENEFITS

- Self contained site of 0.82 acres
- Significant areas of hardstanding
- Short term let available
- Located just off the A325

LOCATION

The site is located just off the A325 on Picketts Hill. Central Bordon is 2 miles to the south along the A325 and central Farnham is just under 7 miles to the north. Central Alton is 6 miles to the west.

There is a Hanson concrete plant immediately to the east of the site. Beyond the northern boundary of the site it slopes down towards the River Lea, just beyond this is a Citroen and used car dealership, a BP petrol station and the very popular Country Market Garden Centre.

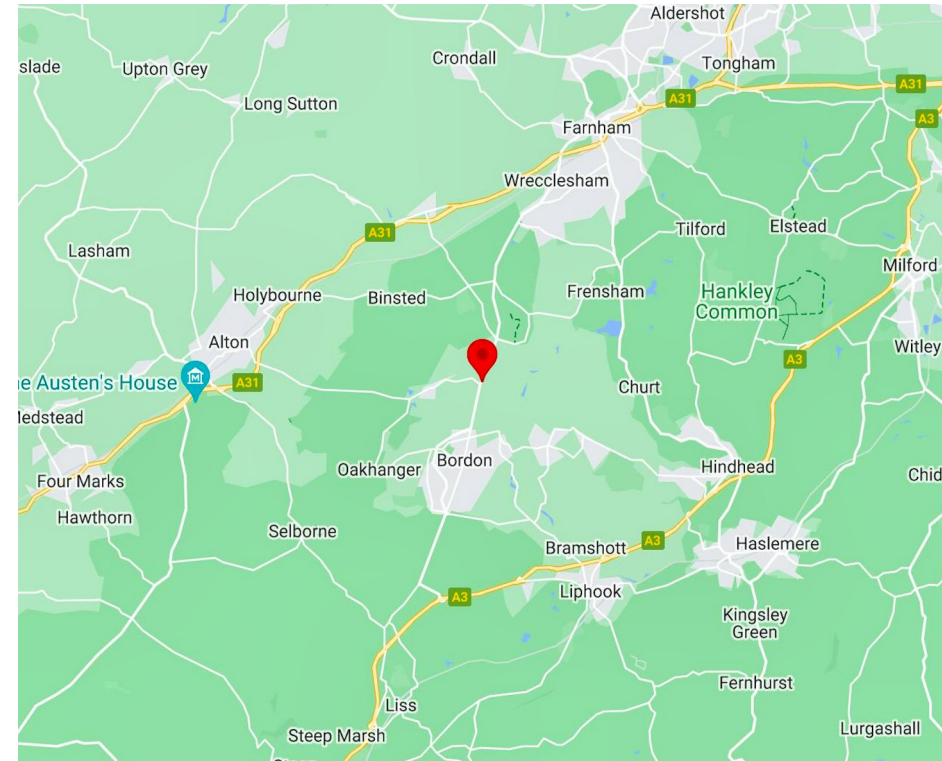
DESCRIPTION

The self contained site of 0.82 acres which is available as a whole, consists mostly of hardstanding with some areas of crushed stone.

Short term lets of the whole site will be considered.

SPECIFICATION

- Rarely available
- Hardstanding
- Convenient location just off the A325
- Short term let available



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[VIEW WEBSITE](#)

VIEWINGS

The site can be seen from Pickett Hill, but viewings must be conducted on an appointment only basis via the joint sole letting agents Hurst Warne and Derwent Hillside. Only interest from parties who have been on accompanied viewings will be taken seriously.

ACCOMMODATION

NAME	SIZE	AVAILABILITY
Ground - Open Storage	35,192 sq ft	Available

Floor areas are approximate SITEAREA

SUMMARY

- Rent: £2.25 per sq ft Buildings not included but could be via negotiation
- Available Size: 35,192 sq ft
- Rates Payable: On application
- EPC: On application

TERMS

The site is available on a new lease.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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