

UNIT 43A

PASSFIELD BUSINESS CENTRE |
LYNCHBOROUGH ROAD | BORDON
GU30 7SB



**INDUSTRIAL / WAREHOUSE UNIT - SHORT TERM /
FLEXIBLE LEASE AVAILABILITY**

TO LET - 4,809 SQ FT (446.77 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

- B2 Use class
- Motor Trade considered
- On-site car parking
- 8m eaves height
- 3-Phase Electric to 289 KVA
- Electric roller shutter door
- Close to A3
- Small office space

LOCATION

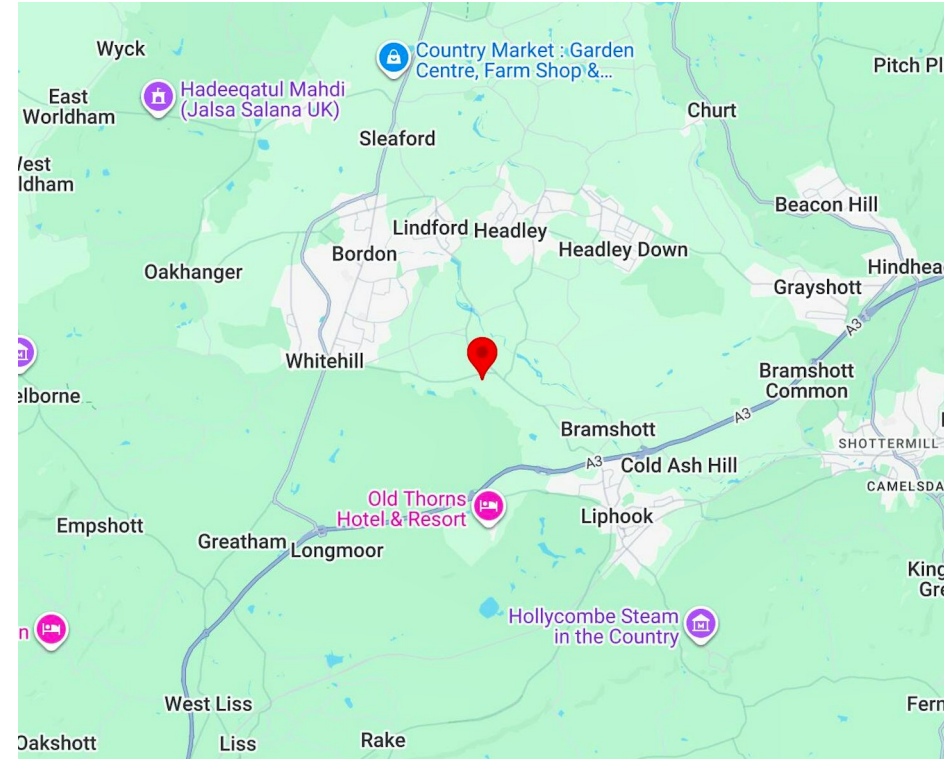
Passfield Business Centre is located 2 miles north of Liphook and less than 3 miles east of Bordon and Whitehill. The A3 is approximately 10 minutes from the subject property providing routes to Guildford and Portsmouth. Liphook railway station is the closest mainline station with regular services to London Waterloo and Portsmouth.

DESCRIPTION

Unit 43A is a Industrial / Warehouse space within Passfield Business Centre. The unit benefits from 8m eaves height, an electric roller shutter door, and pedestrian access to the rear of the unit. There is a small two storey office within the warehouse.

The subject property benefits from being part of Passfield Business Centre, meaning additional office or additional low level storage space can be made available.

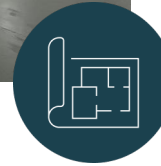
Externally, there is excellent on-site parking and vehicle access. There is a generous enclosed yard area to the side of the unit, which is also available.



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YARD

The adjoining yard (9,700 sq ft) is also available.

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	4,809	446.77	Available
TOTAL	4,809	446.77	

Floor areas are approximate GIA

[hurstwarne.co.uk](https://www.hurstwarne.co.uk)

SUMMARY

- Rent: £45,000 per annum
- Available Size: 4,809 sq ft
- Rates Payable: N/A
- EPC: E (113)



TERMS

Available by way of a new full repairing and insuring lease on a term of 1-5 years.

VIEWINGS & INFORMATION



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