

WOLFE MEAD

FARNHAM ROAD | BORDON
GU35 0NH



GROUND AND FIRST FLOOR OFFICES

TO LET - 1,316 SQ FT (122.26 SQ M)

**Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Generous parking
- Boardroom
- Kitchen
- Air conditioning
- WCs
- Intruder alarm
- Fibre

LOCATION

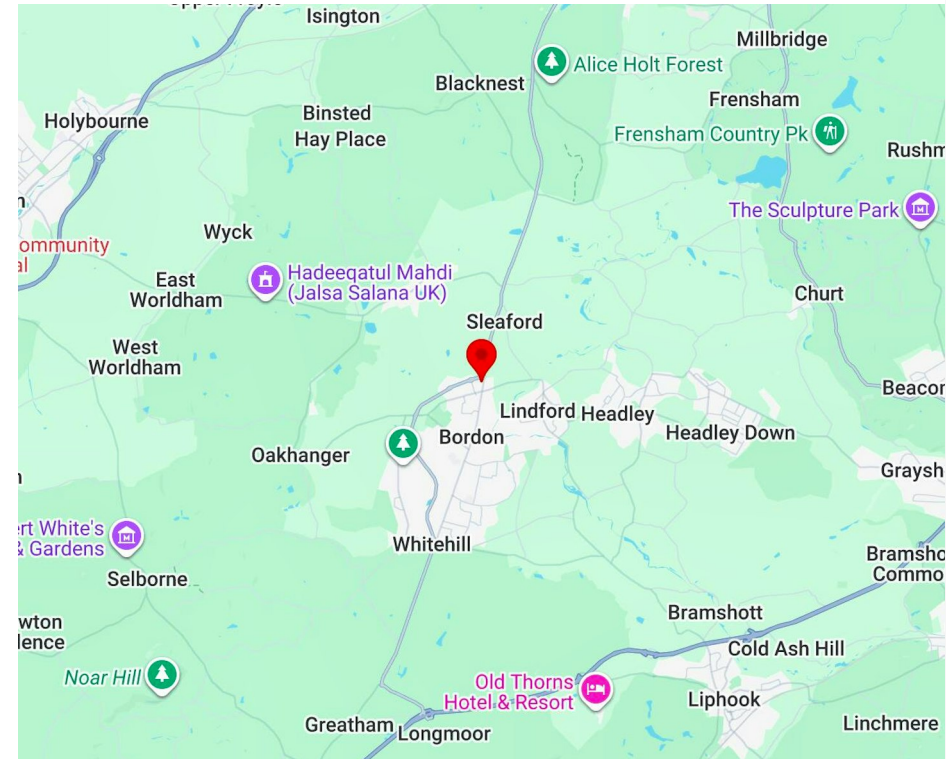
Bordon is located approximately 5 miles south-east of Farnham and 5 miles north-west of Liphook. The town benefits from excellent road communications, with the A325 providing direct access to the A3, approximately 3 miles to the south, and the A31 to the north. The A3 provides onward access towards Guildford and London to the north and Portsmouth to the south.

The property also benefits from convenient access to Tesco Superstore and other local amenities including the Whitehill and Bordon Leisure centre, with pool and gym, The Shed which is a neighbourhood hub offering a variety of eateries, crafts and events. In addition to this is the soon to be open Sainsburys supermarket.

DESCRIPTION

The office demise which is well presented is over two storeys; a ground floor which can be used as an office or large meeting room/boardroom and first floor offices.

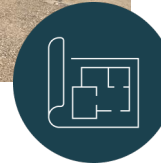
The first floor office consists of mostly open plan accommodation with a separate executive office or meeting room and a comms room which could be used as another small office. There is also a kitchen / breakout area and male and female WCs. Externally, there is generous parking.



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[VIEW WEBSITE](#)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	330	30.66	Available
1st	986	91.60	Available
TOTAL	1,316	122.26	

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

SUMMARY

- Rent: £24,000 per annum VAT is not charged on the rent.
- Available Size: 1,316 sq ft
- Rates Payable: £10,800 per annum Based on 2026 valuation
- EPC: C (69)

VIEWINGS & INFORMATION



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

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OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25