

TO LET

Headley Wood Business Park,
Broxhead Farm Road, Bordon
GU35 0NY



www.TLRE.co.uk



Exciting development of
new units in an attractive
setting

968-1,938 sq ft
Available

Headley Wood Industrial Park, Broxhead Farm Road, Bordon, GU35 0NY.



www.TLRE.co.uk

Description

Headley Wood Industrial Park is an exciting development of high quality new units in a secure and attractive business environment providing industrial and storage space to the local market.

The units will all be self contained and have an eaves height of 5.2m rising to 6.8 at the apex.

All units will have a roller shutter door for access and parking externally.

The units will be ready for occupation in Q1 2022.

Location



Headley Wood Business Park is well located on the Broxhead Farm Road, just ½ mile from the A325 or 1 mile to Lindford Road and the town of Bordon with its many shops and leisure facilities.

Liphook Rail station is approximately 5 miles away and has regular services to London Waterloo and Portsmouth.

The scheme benefits from being only 4.5 miles to the A3 via the B3004 or 6 miles to the A31 at Bentley (via the A325).

Terms

The units are available on a new lease to be agreed, direct from the landlord.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Occupiers are invited to make their own enquiries.

EPC's

Available on request.

Accommodation

	Sq ft	Sq ft
Warehouse size range	968 -	1,938

TLRE

Tel: 0203 151 1011

Email: info@tlre.co.uk

Ed Thomason

Tel: 07818 065 276

Email: et@tlre.co.uk

Paul Londra

Tel: 07779 269 290

Email: pl@tlre.co.uk

Important notice: TLRE for itself, the vendors or lessors, of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property, to prospective purchasers or tenants as applicable. Who are solely responsible for making their own investigations or taking independent advice, including the cost of doing so and forming their own view as to the condition of the property its fitness for their requirements and the accuracy or completeness or any description of the statements herein. These particulars do not constitute any recommendation or offer to enter into a contract in regards to the properties above. TLRE does not guarantee the description, dimensions references to condition, necessary permissions for use and other occupations contained herein and prospective purchasers or tenants must not rely upon them as statement of fact or representations. Rents quoted may be subject to VAT. Neither TLRE nor the vendors of this(these) properties accept any liability or responsibility (whether in negligence or otherwise) arising from loss from using these particulars. Any reference to any plant machinery equipment services fixtures and fittings shall not constitute a representation (unless otherwise expressly stated) as to its state or condition or that it is fulfilling its intended function. Neither TLRE, its directors, employees or agents, has any authority to make, and does not make, any representation or warranty or to enter into any contract in relation to the property or properties. TLRE September 2021