

COMPETITIVE RENT
FROM ONLY £12.54 PSF



SUPERB QUALITY, SEMI RURAL OFFICES/BUSINESS UNITS IN A CONVENIENT RURAL LOCATION
CLOSE TO THE A31 & A3, WITH SUPERFAST FIBRE BROADBAND CONNECTIVITY
(Symmetrical Data Service e.g. 100mb upload and 100mb download)



OAKHANGER BUSINESS PARK

OAKHANGER · NR BORDON · HAMPSHIRE · GU35 9JA



Unit 10



Artisan Units



Industrial/Warehouse Units



Chocolate Frog Company Tea Rooms

Oakhanger Business Park has been newly developed and sympathetically restored by the current Landlord. The Park comprises a mix of recently developed offices, warehouse units and space for artisan style businesses. The estate is also home to the Chocolate Frog Company which offers tearooms and gift shop in a unique setting that has become attractive as a destination for visitors from all over the area.



UNIT 9D comprises a modern individual/self-contained first floor office suite with a shared entrance lobby. The suite is primarily open plan with one meeting room/separate office. Unit 9D also has a dedicated Server/Comms room.

Amenities include a shared modern kitchen/breakout area, shared separate meeting room, carpets,



perimeter trunking, LED light panels, comfort cooling/heating and excellent natural light with countryside views.



UNIT 10B comprises a modern barn style office building. The ground floor comprises an entrance lobby, 2 WCs and kitchenette. The office accommodation is provided at first floor, benefiting from very unique and high quality features. The layout comprises majority open plan, with 3 good sized, glass panelled, meeting rooms at one end. At the

other end is a self-contained lockable store room into the eaves, also housing the Comms.

Amenities include a 'funky' breakout area and kitchenette, suspended LED lighting, underfloor heating, vaulted/exposed studio style offices and modern vinyl flooring.



Suite 9D - Private Office

AMENITIES

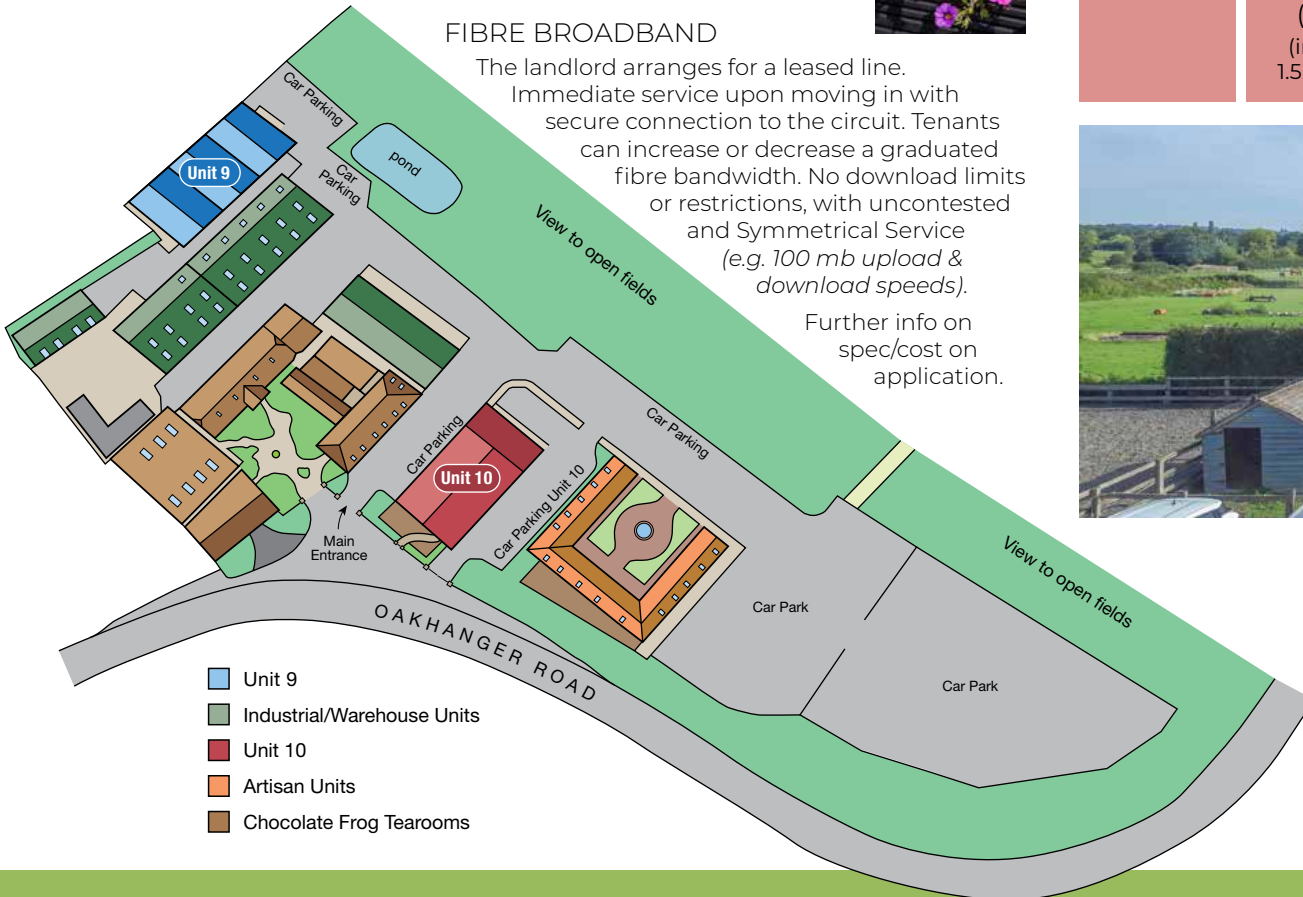
- Unique setting business environment
- Semi-rural location with views over open countryside
- The very popular Chocolate Frog Tea Rooms and gift shop on-site
- Discount cards for tenants using Chocolate Frog Company Tea Rooms
- Modern/newly constructed buildings
- Quality finishes, including natural stone tiled receptions
- LED Light Panels throughout
- Excellent car parking provision (*shared*)
- Range of offices/warehousing/artisan style units (*mixed sizes*)
- Well managed estate
- Superfast Fibre Broadband (*by separate agreement*)
- New Flexible Lease Terms



FIBRE BROADBAND

The landlord arranges for a leased line. Immediate service upon moving in with secure connection to the circuit. Tenants can increase or decrease a graduated fibre bandwidth. No download limits or restrictions, with uncontested and Symmetrical Service (e.g. 100 mb upload & download speeds).

Further info on spec/cost on application.



CURRENT AVAILABILITY / RENTS

UNIT	SIZE (sq ft & sq m)	RENT (per calendar month)	EPC	SERVICE CHARGE
9D	1,187 sq ft (110 sq m) Incl. private office & server room	£1,240 pcm	TBC	TBC (per annum)
10B	Offices/ Entrance Lobby; 2,414 sq ft (210 sq m) Storage; 475 sq ft (44.1 sq m) (incl. less than 1.5m headroom)	£2,665 pcm	TBC	TBC (per annum)



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LOCATION

Oakhanger is a pleasant East Hampshire Village centred around a green and to the west is the Village of Selborne (*approx. 2 miles*) with a shop and the popular Selborne



Arms. Selborne is a favoured meeting point for walkers, overlooking The Hangers Way and The South Downs National Park.

The town of Bordon is approx. 1.5 miles to the South which provides shopping, leisure amenities and a large Tesco supermarket. The A3 is within very close proximity to Bordon or Liphook.

The market Town of Alton is approximately 4 miles which provide direct links to the A31 and A339 to Basingstoke (*M3 Motorway Junction 6*).



LEASE TERMS

New effective Fully Repairing & Insuring Leases to be granted on flexible terms to be agreed, contracted Outside of The Landlord & Tenant Act 1954 Part II as amended. All rents are exclusive of VAT, service charge and buildings insurance.



BUSINESS RATES

Interested parties are advised to contact East Hampshire District Council Rating Department on 01736 266551 for further information.

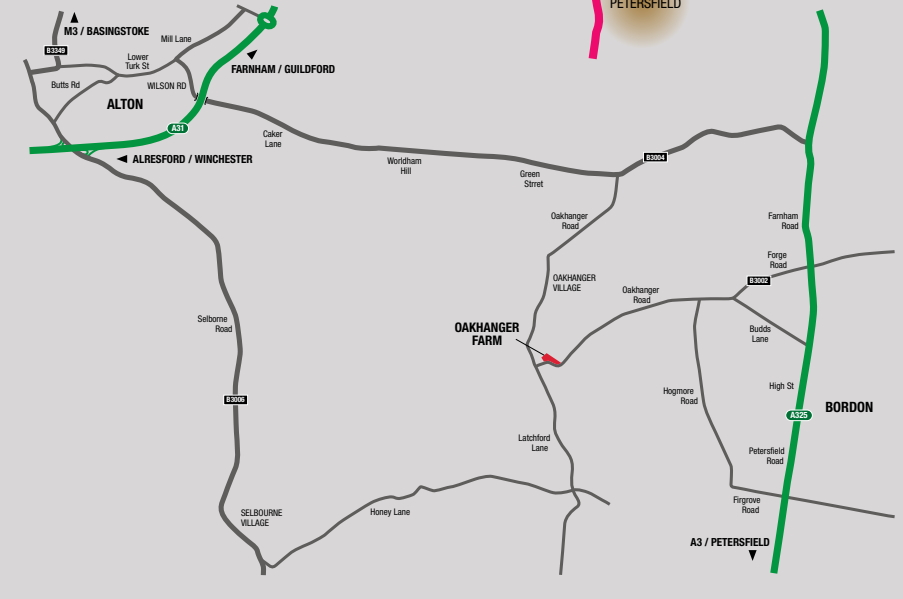
VIEWING

Via appointment through the joint agents.



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