

Suite at Chase Hospital, Conde Way, Bordon  
Hampshire GU35 0YZ



# TO LET

## ■ Large Commercial Space

Size 627 sq m (6,749 sq ft)

## ■ Key Features

- Conveniently located close to the A3 and Bordon town centre
- Comprises over 30 individual rooms
- Suitable for a variety of uses such as business and Class D1/D2 (STP)
- Large on site car park
- Terms on application
- Building also occupied by a number of NHS services
- Nearby occupiers include Bordon Fire Station, Tesco and Pinehill Surgery

## Location

Bordon is located in East Hampshire, conveniently situated close to the A3 which links Portsmouth with London. The town is connected to the A3 via the A325, which provides easy access to towns such as Farnham, Farnborough and Guildford.

Chase Hospital is situated on the northern side of Conde Way which runs perpendicular to the High Street. **Other nearby occupiers include Bordon Fire Station, Tesco and Pinehill Surgery.**

## Accommodation

The accommodation comprises a single storey detached building which is currently occupied by a number of NHS services. The space comprises a reception area, a number of treatment rooms, offices, kitchen, WCs and storage. Externally, there is a large car park.

We understand the space has an approximate size of **627 sq m (6,749 sq ft)**

## Terms

On application.

## Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

## Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

[portsmouthproperties@flude.com](mailto:portsmouthproperties@flude.com)

023 9262 9000

[www.flude.com](http://www.flude.com)



## EPC

We understand the property has an EPC rating of **B(47)**.

## Business Rates

The building is currently assessed as a whole. Further information available on request.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

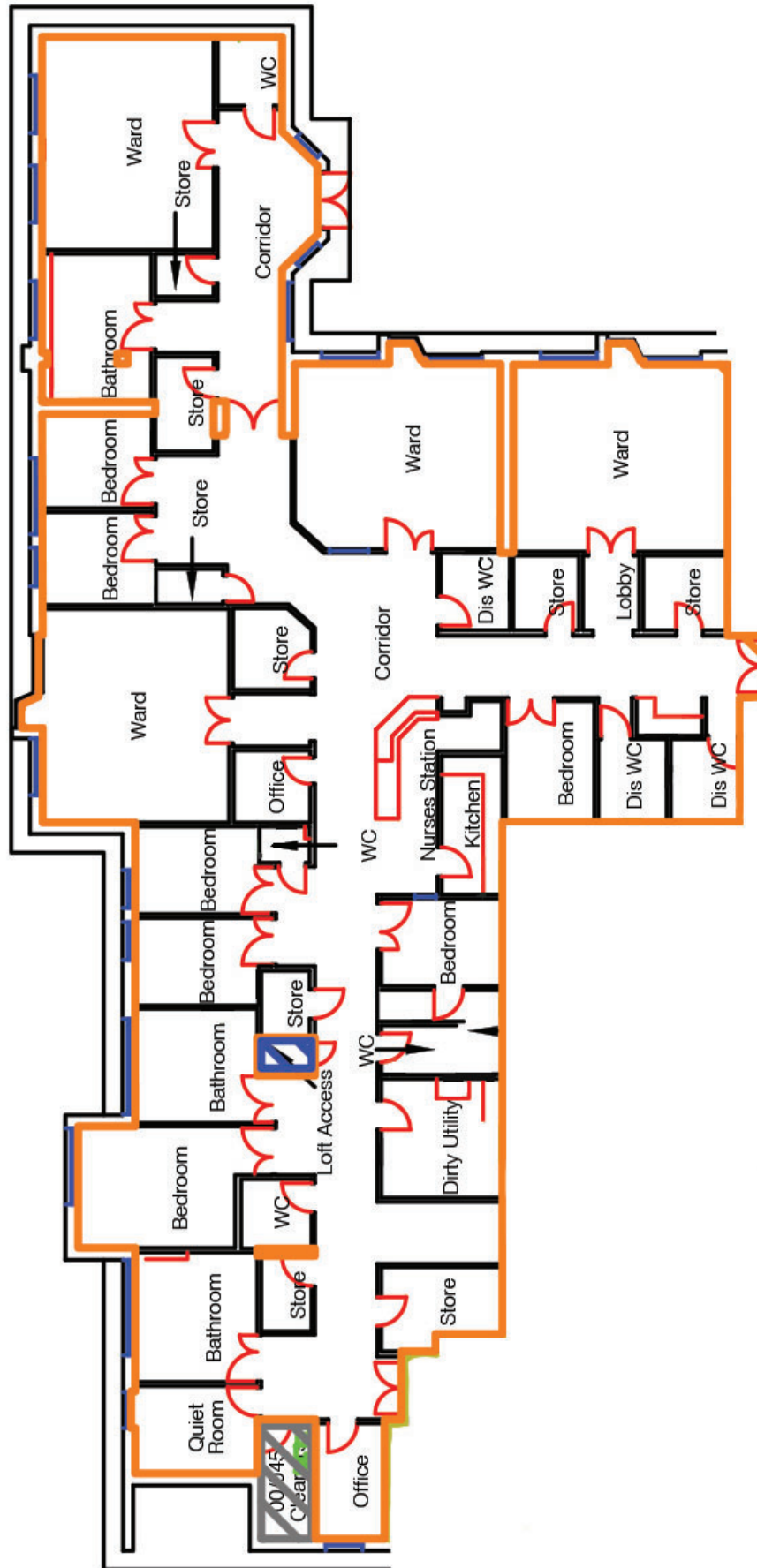
Rents and prices are quoted exclusive of, but may be subject to VAT.

Photographs





Available Space Floor Plan

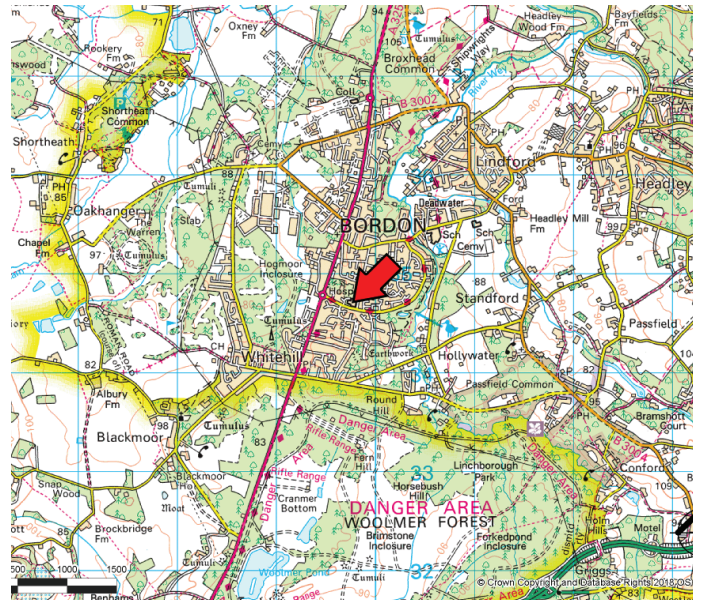
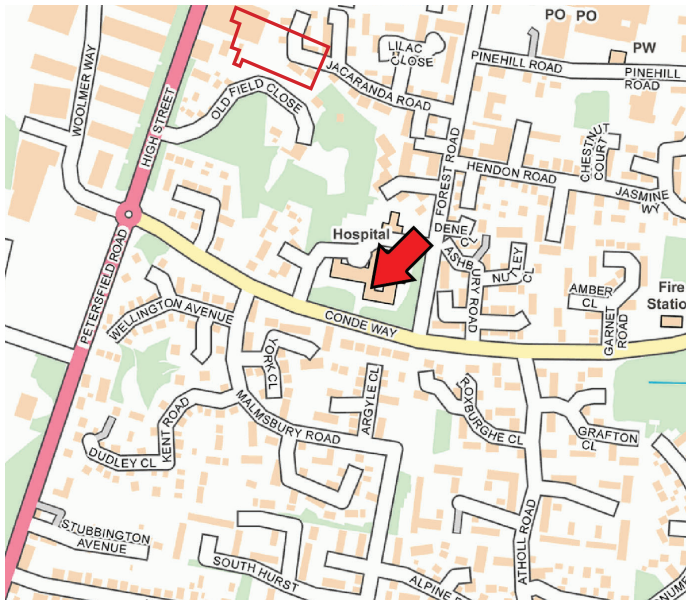


For identification purposes only.





Location Maps



For identification purposes only.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

4 June 2019