



# QUEBEC PARK

CHIEFTAIN HOUSE, CHALLENGER PLACE, CAMP ROAD,  
BORDON GU35 0FP

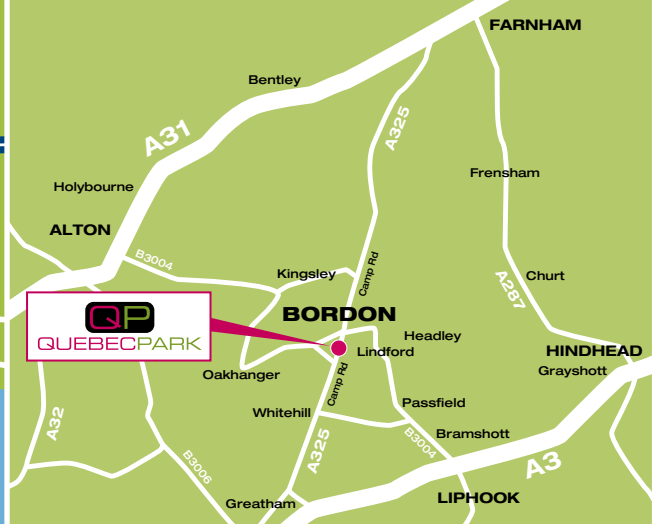
From **400 - 8,398** sq ft  
(**38.9 - 780.3** sq m)



Computer generated image. Subject to change.

**High quality office suites** set in new landscaped development





## LOCATION

Bordon is located in East Hampshire close to the A3 which links London with Portsmouth. The town can be accessed from the A3 via the A325 which runs through the town and links Bordon with surrounding towns such as Farnham, Farnborough, Aldershot and Guildford.

The completion of the Hindhead Tunnel has vastly improved travelling times from London to the South Coast and for many has opened up Bordon and the immediate areas as a commuter town for the South of Greater London.

Bordon is undergoing significant change after it was announced that a new eco-town would replace the former Royal Engineers barracks when they withdrew from Bordon. We are now seeing the start of the regeneration of these former MOD land and buildings to create employment space, community uses and new housing.

## DESCRIPTION

Quebec Park is one of the initial phases of the regeneration of Whitehill and Bordon. This scheme, being developed by Radian Group, will contain 100 highly sustainable, zero carbon dwellings and will be constructed around a central community hub called Barracks Square.

Barracks Square is the site of two former Barrack Blocks. These will undergo a substantial refurbishment to create offices and other employment space for use either as a community employment hub or as conventional offices.

For the future occupier the continuously expanding local community will be a source of potential employees for businesses looking to invest and expand into the area; or for new businesses looking for office space to launch their business.

In addition to the refurbishment, a new café and reception for the office will be constructed to join the two original barrack buildings to create a single high quality, sustainable building, bringing these historical building back into use as a highly sustainable, adaptable facility.

Office suites from 2,003 to 2,478 sq ft will be available. Alternatively for occupiers with a larger size requirement, the space can be made available on a floor by floor basis and, subject to lease terms, the entire building can be made available to a single occupier.

## FACILITIES

Upon completion of the refurbishment the buildings will benefit from the following:

- Open plan, highly flexible office accommodation
- High Speed Broadband availability
- Car parking
- Impressive reception and meeting rooms
- Disabled WC facilities

## ACCOMMODATION

	sq m	sq ft
Ground floor	361.0	3,885
First floor	419.3	4,513
<b>Total</b>	<b>780.3</b>	<b>8,398</b>

Please note these floor areas may change upon completion of the refurbishment works and subject to final measurement.

## RENT AND TERMS

The landlords are seeking expressions of interest from interested parties either on conventional lease terms or on a flexible, serviced tenancy basis.

## VIEWING AND INFORMATION

Any viewings will be strictly by prior appointment via the agent:

Vail Williams, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Vail Williams have not tested any services, equipment or facilities. Occupiers must satisfy themselves by inspection or otherwise.



**023 9220 3200**  
**vailwilliams.com**