

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Louisburg North

Louisburg Avenue, Bordon, GU35 0GX

Coming Soon - New Build Industrial / R&D Units Located 7 Minutes From A3

20,000 to 150,000 sq ft
(1,858.06 to 13,935.46 sq m)

- From 20,000 sq ft (1,858 sq m) to 150,000 sq ft (13,935 sq m)
- Opportunity to build to required specification
- Industrial / R&D (No B8)
- Units targeted for 2025 completion
- Excellent local labour pool with 307,075 economically active population within a 30 minute drive
- A3 located 4 miles to the south
- New key point...

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Chartered surveyors, land property & construction consultants

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Summary

Available Size	20,000 to 150,000 sq ft
Business Rates	To be assessed.
Service Charge	To be confirmed.
EPC Rating	A

Description

The site is made up of approximately 21 acres and it is proposed that the landlord will develop a series of industrial/warehouse units with completion targeted for 2025. Consideration would be given to design & build units from 20,000 sq ft up to 150,000 sq ft and an indicative plan is included within these particulars. At this stage the landlord is willing to work with occupiers to deliver a unit which suits their exact requirements and specifications. A primary substation providing 6MVA (with capacity to extend to 20MVA) power will also be constructed on the site.

Location

Bordon is located 19 miles south-west of Guildford, 8 miles south of Farnham, 10 miles north of Petersfield and 53 miles south-west of London. The development site is located on Hudson Road and accessed via a mini roundabout off the town's new relief road (the A325).

The town enjoys good transport communications via the A3 which is about 4 miles to the south via the A325, which provides a link to the M25 at junction 10 about 32 miles to the north-east, or south-west to Portsmouth, Southampton and the south coast. The A31 is accessible at Farnham about 7 miles to the North. The nearest railway station is at Liphook about 4 miles away which is on the London to Portsmouth main line.

Planning

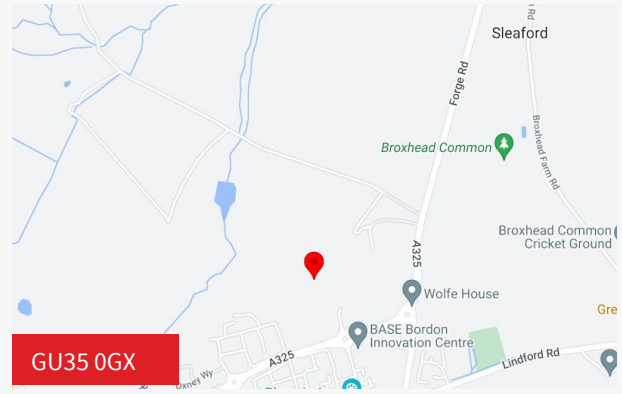
An area of 0.6243 Ha (1.54 acre) within the Louisburg North site was granted outline permission for development in 2015. This translates to a potential footprint for employment use of c. 3,500 sq m (37,500 sq ft) and for up to 10,000 sq m (107,500 sq ft) floorspace (for development up to 3 storeys high) for Class B1 and B2 uses (noting that since the consent was granted Class B1 uses now currently fall within a new Class E). The remaining area of the site does not currently have any planning status but has been extensively promoted as part of the current on-going replacement Local Plan process and redevelopment of the wider town.

Whitehill & Bordon Regeneration Project

The Louisburg north site is part of the Whitehill & Bordon regeneration project, the redevelopment of the former Bordon Garrison will provide over 2400 new homes, a new town centre and employment space to provide over 3000 new jobs. Through the creation of different creative 'districts', the Whitehill & Bordon regeneration Company is developing the environments for a range of skilled, semi-skilled, service related, technological and creative jobs, building on the town's heritage of engineering, whilst embracing the high-tech connectivity infrastructure being delivered that will appeal to the growing digital and technology industries and promote social enterprise and entrepreneurship.

Many business zones have already been established around the town and as the regeneration project moves forward, more new work spaces will be delivered alongside the new homes, town centre and leisure spaces. This will include new start-up hubs, film studios, business parks and creative spaces.

Expressions of Interest



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T).
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 29/02/2024

Expressions of interest are sought for individual units that will be designed and built to your businesses exact specifications. Further details on application.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

