

# SELF-CONTAINED OFFICE BUILDING

## FOR SALE

1,500 sq ft (139.36 sq m)

**4, HIGHVIEW BUSINESS CENTRE, HIGH STREET,  
BORDON, HANTS, GU35 0AX**

Price - £225,000 for the freehold interest



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Regulated by RICS

- ▶ Eight parking spaces
- ▶ Central heating
- ▶ Kitchen and lavatory facilities
- ▶ Modern lighting
- ▶ Perimeter trunking
- ▶ Boardroom
- ▶ Radiator heating
- ▶ Carpeting



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## LOCATION

The Highview Estate is prominently located directly off the A325 Farnham to Petersfield Road. Farnham town centre is approximately eight miles away and the A3 less than three miles from the property.

## DESCRIPTION

The property comprises an end of terrace self-contained office building of orthodox brick construction under a pitched roof.

## ACCOMMODATION

The floor area of the building can be summarised as follows:-

Ground floor	753 sq ft	(69.96 sq m)
First floor	747 sq ft	(69.40 sq m)
	<b>1,500 sq ft</b>	<b>(139.36 sq m)</b>

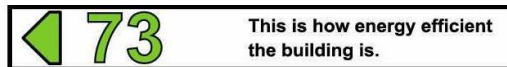
## PRICE

£225,000 for the freehold interest with vacant possession.

## BUSINESS RATES

We are advised by the Local Authority that the Rateable Value is £10,500 (Standard UBR 2014/15 – 48.2 in the £).

## EPC RATING



## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## VIEWING

Strictly by appointment with the Joint Sole Agents:-

**Clare & Co – Graeme Ricketts – 01252 710744 / gr@clareandcompany.co.uk**

**Gerald Eve LLP – Richard Robinson – 020 7493 3338 / rrobinson@geraldev.com**

## REF NO

O/146/27/10/14

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