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## **EXCELLENT OFFICE SUITES TO LET**

### **CHIEFTAIN HOUSE, QUEBEC PARK CHALLENGER PLACE, CAMP ROAD, BORDON, HAMPSHIRE, GU35 0FP**



- **RECENTLY REFURBISHED OFFICE SUITES**
- **ATTRACTIVE SETTING IN POPULAR LOCATION**
- **ONLY TWO SUITES REMAINING**
- **APPROXIMATE NET INTERNAL AREA**
  - SUITE 1: 983 SQ FT (91.3 SQ M)
  - SUITE 5: 902 SQ FT (83.8 SQ M)
- **5 ON SITE CAR PARKING SPACES**
- **POPULAR CAFÉ ON SITE!**
- **QUOTING RENT ONLY £16 PAX**

SUBJECT TO CONTRACT

## LOCATION

The office is located in Bordon in East Hampshire and the town is currently benefitting from significant redevelopment. The property is located near to the A3 which provides road transport links to London and to Portsmouth.

## DESCRIPTION

Chieftain House forms part of a former army barracks which has been recently redeveloped to provide a fantastic ecofriendly mixed-use development. Chieftain House comprises 8 office suites which shared WC facilities, boardroom, and kitchen facilities. The building also benefits from a popular café (Café 1759). There are now only two remaining offices suites available.

The property has been recently refurbished and benefits from the following specification: -

- Open plan office suites
- Modern office style lighting
- Gas Central Heating and A/C in boardroom
- Carpet covered flooring
- Disabled WCs
- Shared kitchen and bookable boardroom
- Lift
- Entry Phone System

## ACCOMMODATION

In accordance with the RICS International Property Measurements Standards (1<sup>st</sup> Edition May 2015) the property has a useable floor area as follows: -

Suite 1: 983 sq ft (91.3 sq m) with 3 Car Parking Spaces

Suite 5: 902 sq ft (83.8 sq m) with 2 Car Parking Spaces

## CAR PARKING

There are 5 allocated car parking spaces for the available two remaining suites.

## TERMS

The property is available to let by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed. A service charge will also be payable with a current annual budget of £4 psf, subject to review.

## RENT

A quoting rent of £16 per sq ft per annum exclusive of business rates, service charge, building insurance, utilities etc and VAT.

## BUSINESS RATES

Interested parties are to make their own enquires with the local authority.

## ENERGY PERFORMANCE CERTIFICATE

B36

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9900-5927-0368-6580-8060>

## VAT

The building is elected for VAT and therefore VAT will be payable.

## LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**APRIL 2021**

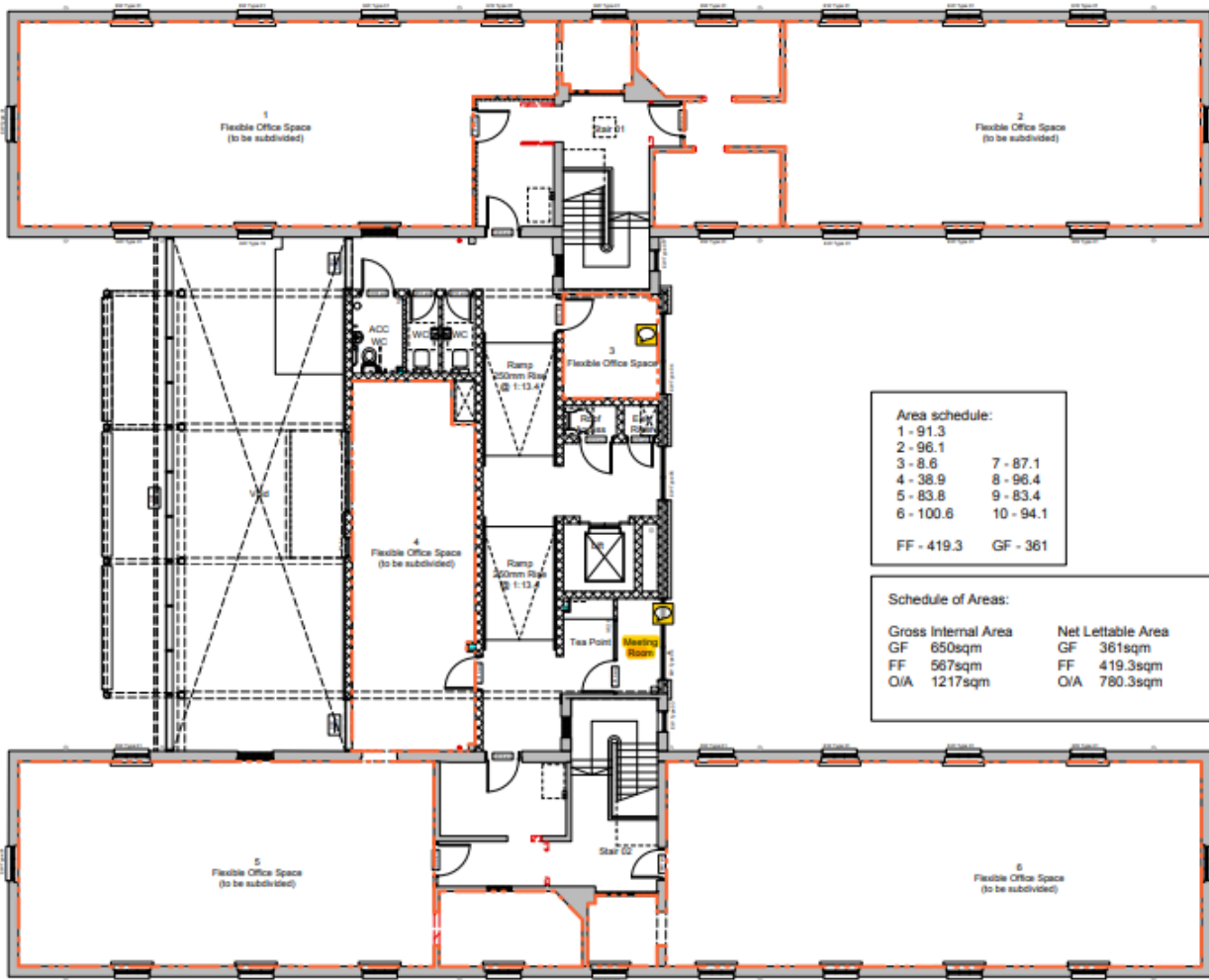
CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

(1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

(2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.



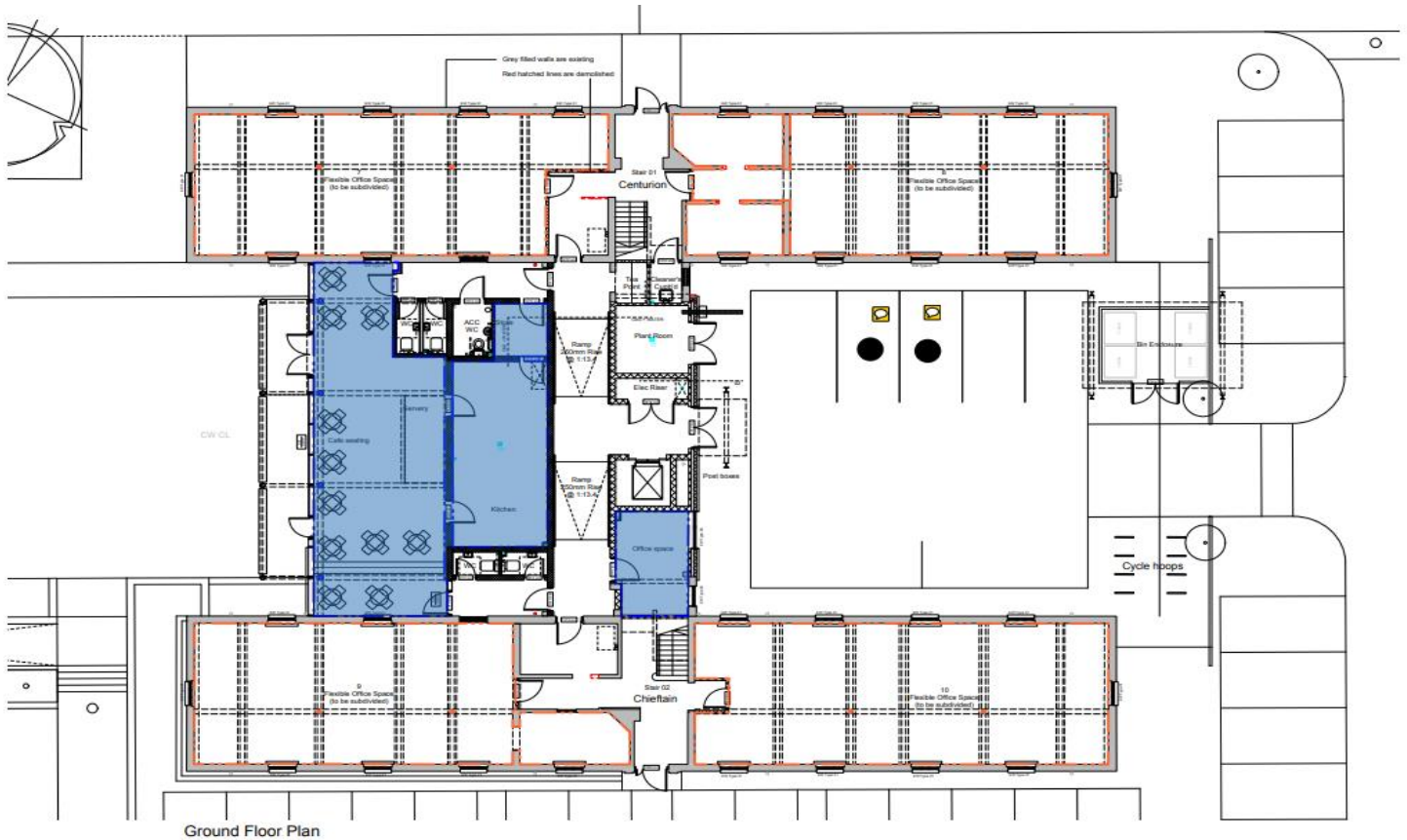
**Area schedule:**

1 - 91.3	
2 - 96.1	
3 - 8.6	7 - 87.1
4 - 38.9	8 - 96.4
5 - 83.8	9 - 83.4
6 - 100.6	10 - 94.1
<b>FF - 419.3</b>	<b>GF - 361</b>

**Schedule of Areas:**

<b>Gross Internal Area</b>	<b>Net Lettable Area</b>	<b>Cafe Area</b>	
GF 650sqm	GF 361sqm	Seating / Servery	68.5sqm
FF 567sqm	FF 419.3sqm	Kitchen	28.9sqm
O/A 1217sqm	O/A 780.3sqm	Cafe Office	12.2sqm
		O/A	109.6sqm

First Floor Plan



Ground Floor Plan

- Notes
- Area to be retained fully by the landlord for Cafe use
  - Office / meeting space

Issue	Date	Notes	Check	Appr'd	Issue	Date	Notes	Check	Appr'd	Key Plan
A	06.10.14	For Comment	PP	PP						
B	12.12.16	For Comment	PP	PP						

Project  
Drew Smith Ltd  
Quebec Park, Whitehill & Bordon

Client  
Community & Business Hub  
Ground and First Floor  
Landlord / Cafe Areas

Scale  
1:100 @ A1

Date  
October 2016

Drawings  
INFORMATION

Drawn by  
APLB  
2414\_SKE\_500320\_B

© Architecture PLB - do not scale  
For CAD information refer to the Architecture PLB Hazard Elimination and  
Residual Risk Register. Notes on this drawing refer only to items where a  
Residual Risk can be directly linked to a specific item. An unapproved value  
shall be regarded as the Designer's contribution unless otherwise stated.  
All information which must be controlled by the relevant contractor.

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