



# Forest View

## Business Park

Farnham Road • Bordon • Hampshire • GU35 0NF

A Development by  
Fishron Securities Ltd

A joint venture between TA Fisher Group and Lamron Estates Ltd

# Forest View

## Business Park

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**NEW INDUSTRIAL/WAREHOUSE UNITS  
AVAILABLE FOR SALE OR TO LET**

Units from 3,520 to 27,594 sq ft

# Specification



7.5m – 10m  
eaves height



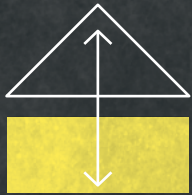
Loading  
door



Highly accessible  
location



Target  
EPC A



10% rooflight-to-floor  
area ratio (GEA)



Excellent  
parking



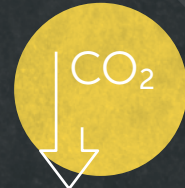
EV charging  
points



LED  
Lighting



Target BREEAM  
Excellent



Low carbon  
building



Ancillary  
office space



# Indicative site

LOUISBURG NORTH

FUTURE  
EMPLOYMENT  
SITE

FUTURE  
EMPLOYMENT  
SITE

  
**Forest View**  
Business Park

A3  
4.3 MILES

FARNHAM  
8.5 MILES

BORDON  
TOWN CENTRE

A325 • LOUISBURG AVE

A325 • FARNHAM ROAD

# Local amenities



↑ TO A3

A325

WOODLARK PUB

BLACKMOOR GOLF CLUB

ANYTIME FITNESS  
LIDL  
B&M

TESCO

HOGMOOR NATURE RESERVE

BORA'S CAFE

WHITEHILL & BORDON LEISURE CENTRE

TOWN CENTRE

A325

TEMPLARS WAY

FOREST SHOPPING CENTRE

WOOLMER TRADING ESTATE

THE SHED

THE PAVILION AT BOSCH

SAINSBURY'S

BUDS LANE

STAR PADEL COURT

CAFE 1759

HIGH STREET

BORDON SKATE PARK

BORDON INCLOSURE NATURE RESERVE

THE ROYAL EXCHANGE PUB

CAMP ROAD

MERCER'S GYM

THE PHOENIX THEATRE

STATION ROAD

A325


LINDFORD ROAD

BEAN & GONE

LOUISBURG AVE

BROXHEAD COMMON NATURE RESERVE

A325

  
**Forest View**  
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↓ TO A31 FARNHAM

FARNHAM ROAD

- ROADS
- AMENITIES
- FOOD & DRINK
- LEISURE
- NATURE

# Units 1-4



# Option 1

## 10 new units

An exciting new industrial and warehouse development offering a range of specifications to suit different occupier requirements.

Forest View Business Park is located on the outskirts of Bordon.

The scheme will comprise up to ten units ranging from 3,520 to 27,594 sq ft (gross external area) once complete.

At this early stage, prospective occupiers have the opportunity to work with the developer to create bespoke, purpose-built accommodation tailored to their operational needs, with design-and-build options available up to 27,594 sq ft (GEA).

Please enquire for current availability.

Unit	sq ft			sq m		
	Ground	Mezz	Total	Ground	Mezz	Total
01	5,740	1,190	6,930	533	110	643
02	5,690	1,177	6,867	529	109	638
03	5,690	1,177	6,867	529	109	638
04	5,740	1,190	6,930	533	110	643
05	5,447	475	5,922	506	44	550
06	3,055	465	3,520	284	43	327
07	3,055	465	3,520	284	43	327
08	3,072	475	3,547	285	44	329
09	3,923	475	4,398	364	44	408
10	8,490	950	9,440	789	88	877
<b>TOTAL</b>	<b>49,902</b>	<b>8,039</b>	<b>57,941</b>	<b>4,636</b>	<b>744</b>	<b>5,380</b>

All measurements are measured on the basis of Gross External Area



# Units 5-9



# Option 2

2x bespoke purpose-built  
25,000 sq ft units

Please enquire for current availability

Unit	sq ft	sq m
01	25,000	2,328
02	25,000	2,328
<b>TOTAL</b>	<b>50,000</b>	<b>4,656</b>

All measurements are measured on  
the basis of Gross External Area



# Growth area

The town has blossomed into a fabulous place to live and work following £1bn central government investment and a clear and sustained development strategy aimed at transforming it into a connected, green and healthy place for visitors and residents.

New businesses and skills are nurtured at BASE Bordon Innovation Centre (managed by Oxford Innovation Space) and a new secondary school. The town's residents and its prosperity are also benefiting from a growth in the number of modern homes, with up to 3,350 new houses in the development plan.



BASE BORDON INNOVATION CENTRE



**5,500**  
new jobs



New schools



**150** hectares  
of green space  
improved and managed



New facilities



Thriving  
town centre



**3,350**  
new homes



**A325**  
New road



**14k to 21k**  
Population increase

# Labour availability

All statistics supported by  
The Office for National Statistics

Within a 45 minutes drive

Total  
population

**1,150,000**

Working  
population

**675,000**

Claimants

**22,800**



# Local amenities

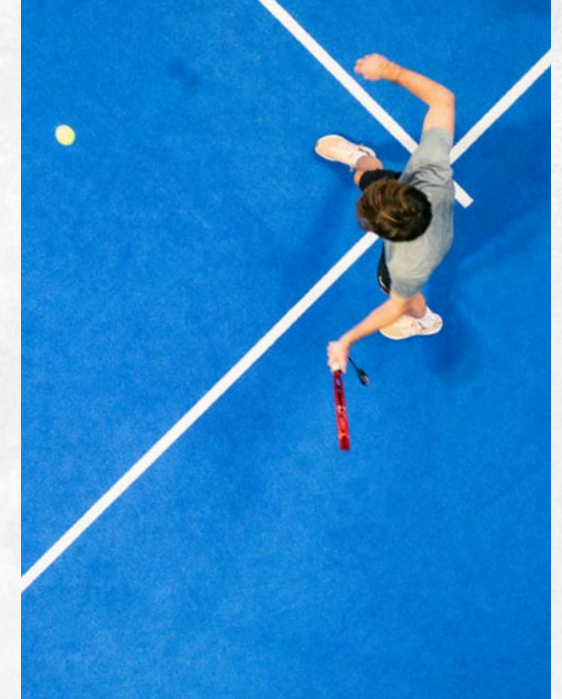
Forest View sits off the new A325 relief road at the northern edge of Bordon. It is just a short distance/walk to the facilities in the town centre, including numerous cafés and food outlets; Tesco, Sainsbury's (under construction), Lidl and B&M supermarkets; pharmacies; hairdressers; a Post Office; and a banking hub.

Local pubs include The Woodlark and The Royal Exchange. There is also a bar at The Phoenix Theatre, which presents comedy, drama, music, film and dance performances throughout the year, and plays host to various classes, workshops and clubs. You can also enjoy various events and sports, such as cricket, football, padel tennis and petanque, at The Pavilion at BOSC.

Stay healthy and active at the new leisure centre, featuring a 25m pool, cycling studio and 80-station gym, and by walking or cycling the award-winning 7km Green Loop which winds through the local green spaces. The popular Blackmoor Golf Course sits at the south-west outskirts of the town.



FRESHAM POND SAILING CLUB



PADEL AT THE PAVILION BOSC



ALICE HOLT FOREST



BLACKMOOR GOLF CLUB

# Location

Bordon is an ideal place to set up or expand your business. The town is in an excellent location between major business centres and commercial markets – connected by the A3, A31 and M3 road network. The town is within an hour's drive from London and near to the south coast cities of Portsmouth, Southampton and Chichester, and just half an hour from Guildford with easy access to the A3 (which connects Portsmouth and London).

The town is also a gateway to the beautiful South Downs National Park which stretches from Winchester to Eastbourne.

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Location	Miles	Train stations	Mins
Alton	6	Liphook	4
Farnham	7	Farnham	8
Guildford	19	Petersfield	8
Basingstoke	20		
Winchester	24	<b>Airports</b>	<b>Miles</b>
Portsmouth	28	Farnborough	16
Reading	30	Heathrow	36
Southampton	37	Southampton	43
London	48	Gatwick	52



## VAT

Prices are quoted exclusive of VAT which may be charged.

## Business rates

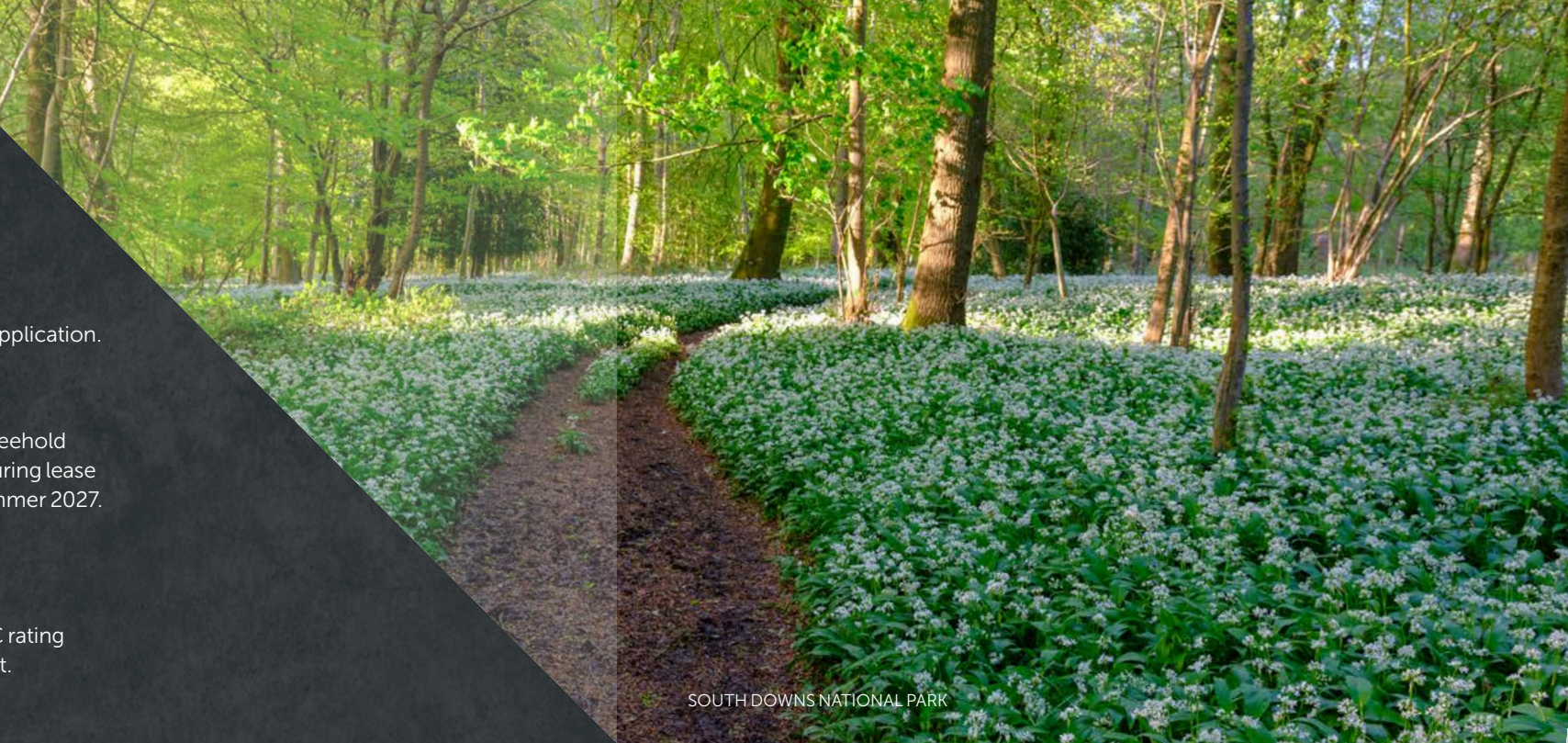
Further information available upon application.

## Terms

Units are available on the basis of a freehold purchase or on full repairing and insuring lease terms. Target completion date – Summer 2027. Further details on application.

## EPC/BREEAM

The development is targeting an EPC rating of A and a BREEAM rating of Excellent.



SOUTH DOWNS NATIONAL PARK

# Contacts



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The developers are Fishron Securities Ltd –  
a joint venture between TA Fisher Group and Lamron Estates Ltd  
[tafisher.co.uk](http://tafisher.co.uk) | [lamron.co.uk](http://lamron.co.uk)

[forestviewbusinesspark.co.uk](http://forestviewbusinesspark.co.uk)

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