

Mill Lane Industrial Estate

Caker Stream Road, Alton,
Hampshire, GU34 2QA

Industrial/warehouse units

5,204 - 10,511 sq ft
(483 - 976.49 sq m)



Description

The Estate comprises 17 units, ranging from approximately 5,204 sq ft (483 sq m) up to 27,153 sq ft (2,522 sq m) with each unit benefitting from a dedicated yard/loading area. Units benefit from eaves heights up to 5 metres, on site parking, internal offices, kitchens and toilet facilities.

Refurbishment

Units 4-7 have just been comprehensively refurbished with new roofs, new cladding, new electrical wiring throughout, and LED lighting.

Specification

5m eaves height

LED lighting to warehouse

Three phase power

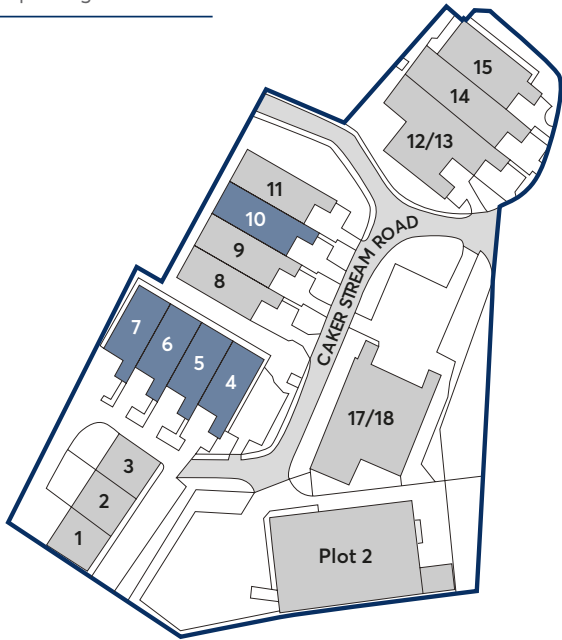
Internal offices and kitchens

Male & Female WCs

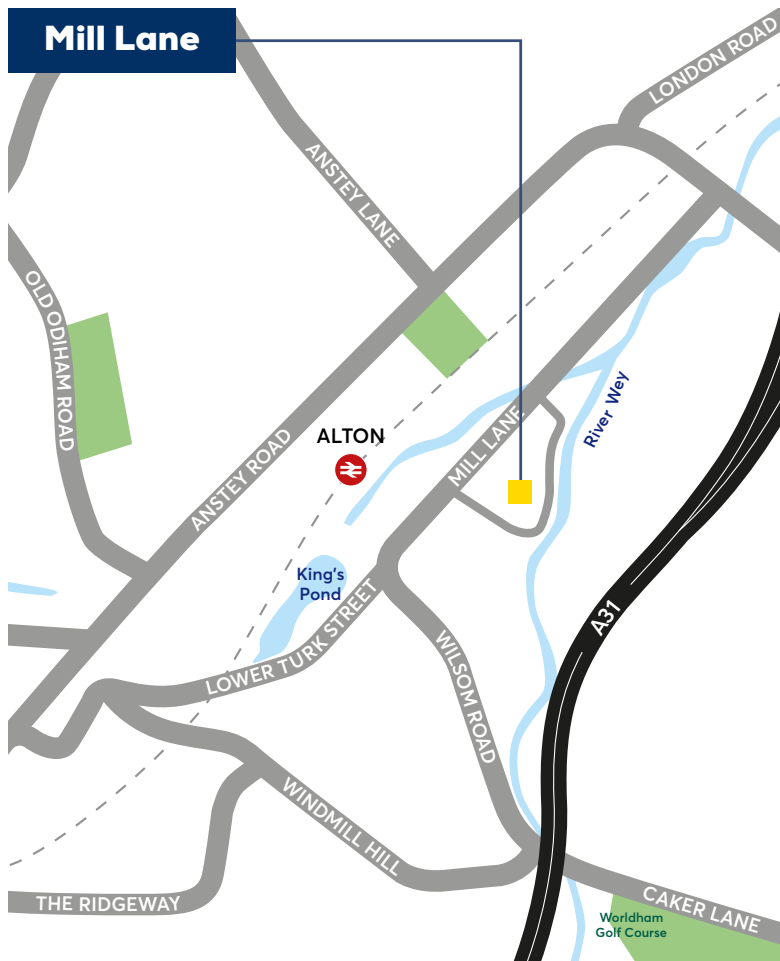
Allocated parking

Unit Floor Areas

UNIT	SQ FT	SQ M
4	NOW LET	
5	NOW LET	
6	5,204	483.46
7	5,307	493.03
10	NOW LET	
TOTAL	10,511	976.49



Mill Lane



Location

Mill Lane Industrial Estate is located within the heart of Alton's industrial area and is well located for access to both the town centre and the A31.

The A31 provides fast access to the Blackwater Valley towns and M3 via the A331. To the south west the A31 also links with Winchester and Southampton via the M3.

Alton itself lies at the centre of East Hampshire with a catchment population of over 100,000. The town has a well established commercial centre with a substantial industrial base.

Local occupiers include FedEx, Toolstation, Laleham Healthcare, Augustus Oils, Elstead Lighting and Traffi.

Caker Stream Road is approximately 5 minutes walk from the railway station which has direct rail links to London Waterloo (approximately 60 minutes).



Lease terms

The units are available on new full repairing and insuring leases. Flexible lease terms available.

Rent is subject to VAT.

Viewing & Further Information

For further information or if you would like to arrange a viewing please contact the joint agents:

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