

**iBOX**

# 12,13 & 14 MILL LANE INDUSTRIAL ESTATE

**FOR SALE**

**WAREHOUSE / INDUSTRIAL UNITS  
20,510 SQ FT (1,905 SQ M)**

**Caker Stream Road, Alton • GU34 2QA**



## 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.



## DESCRIPTION

### Unit 12 & 13

These units need comprehensive refurbishment and are offered to the market with full vacant possession. Both units benefit from a minimum eaves height of 5 metres, along with full height loading doors and three phase power. There are single storey offices to the front of each unit with personnel door and WCs, along with parking and loading.

### Unit 14

This unit is let to Trio Logistics Limited on a 5 year FRI lease from 24th February 2024 with a tenant only break option at the end of the third year, producing an income of £70,535 pa (plus VAT). This unit benefits from 5m minimum eaves, full height loading door, external parking and loading, and offices.

## KEY POINTS

- 3 units totalling 20,510 sq ft
- Suitable for owner occupiers and investors
- Opportunity to refurbish vacant units and either occupy or let out to new tenant
- Unit 14 let to Trio Logistics Limited until February 2029 for £70,535 pa (plus VAT)
- 5m minimum eaves
- Located within heart of Alton's principle business district

## ACCOMMODATION

Approximate gross internal floor areas:

UNIT	SQ FT	SQ M
12	4,376	406.54
13	8,073	750.01
14	8,061	748.89

## BUSINESS RATES

- U12 - RV £29,250 / Payable £14,596 pa
- U13 - RV £52,500 / Payable £29,138 pa
- U14 - RV £50,500 / Payable £28,028 pa

## SERVICE CHARGE

Available on request.

## EPC

Available on request.

## PRICE

Offers in excess of £1,900,000 exclusive of VAT.

## VIEWINGS

For further information or to arrange a viewing, please contact:



**Alex Blown**  
0125 271 0822 / 07570 682 196  
ablown@curchodandco.com

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