

6 RIVERWEY INDUSTRIAL PARK

ALTON, GU34 2QL

Modern industrial / warehouse
unit to let - 6,110 sq ft



Fully refurbished



15 car spaces



10% roof lights



Three phase
electricity



Eaves height
6.05m



Good delivery
access



Male/female/
disabled wcs



Manual loading
door 4.52w x
4.80h



High-quality
office fitout





DESCRIPTION

The property comprises a recently refurbished industrial/warehouse unit in the established Riverway Industrial Park.

The unit is of steel portal frame construction with plastic-coated steel cladding to the elevations. Internally, it offers an open plan warehouse/production area with generous eaves height.

At first-floor level, the unit benefits from well-presented office accommodation featuring carpeted flooring, suspended ceilings, and modern LED lighting.

Floor	GIA SQ FT	GIA SQ M
Ground - industrial	4,416	410.26
First - offices	1,694	157.37
Total	6,110	567.63

LOCATION

Alton is an attractive market town which lies in the centre of East Hampshire District Council. The town has a well established commercial and industrial base. Major companies include Laleham Healthcare, BAE Systems, GE Energy, Parker Hannifin Corporation, Srixon etc.

Alton is served by a mainline railway station providing a direct link to London Waterloo (approx 60 minutes). The station is within walking distance of the Riverway Industrial Park.

The Riverway Industrial Park is situated at the end of Newman Lane which in turn links with Mill Lane, the principal industrial area of the town giving easy access to the nearby A31, which provides access northwards to the M3/A3 and southwards to Winchester and Southampton via the M3.



FURTHER INFO

The property is available by way of a new full repairing and insuring lease directly from the landlord for a term to be agreed. Further information available on request.

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