

Grove Park



Mill Lane, Alton GU34 2QG

Newly refurbished Industrial/warehouse units to let in prime Alton location 3,103 - 12,787 sq ft

Grove Park offers the opportunity to lease newly refurbished, high-quality, modern industrial accommodation within an established, prominent and accessible estate environment.

Units 1 and 2 are adjoining and can be let individually or combined to provide a substantial, self-contained premises extending to approximately 6,348 sq ft. It benefits from a flexible layout, making it well suited to a range of uses including industrial, storage and office accommodation.

Unit 4 is soon to become available, offering 3,325 sq ft of versatile mid-terrace industrial space across warehouse, mezzanine and office accommodation, benefitting from open yard space.

Unit 6 occupies a prominent end-of-terrace position extending to 3,114 sq ft, enjoying immediate access and strong visibility at the estate entrance.

All units are of steel frame construction with part brick and part clad elevations beneath an insulated roof incorporating rooflights, allowing for excellent levels of natural light across the warehouse floor.

The refurbished specification provides a clean, modern and highly functional working environment.

Chancerygate

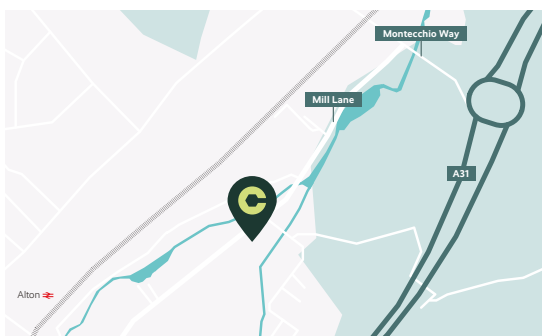
Right spaces. Right places.

Located within the established Grove Park Industrial Estate, one of Alton's main industrial locations, providing a well-designed and modern industrial environment.

The properties are situated on Mill Lane with the A31 (Guildford to Winchester) close by, providing straightforward access to the A31/A331 to the north and the M3 to the south, offering good regional and motorway connectivity.

Alton town centre is within a 10-minute walk, as is the mainline railway station, which provides a direct service to London Waterloo. The location therefore offers convenient access for both staff and visitors.

Dedicated access onto Mill Lane ensures convenient connectivity to the town centre, while the estate benefits from ample on-site parking to accommodate staff, visitors and operational needs.



what3words
factory.marine.folks



Description

All areas are approximate on a GIA (Gross Internal Area) sq ft basis.

Unit	Ground floor sq ft	Mezzanine sq ft	First floor sq ft	Total sq ft	Availability
1	2,334 (217 sq m)	-	911 (85 sq m)	3,245 (301 sq m)	Available
2	2,250 (209 sq m)	-	853 (79 sq m)	3,103 (288 sq m)	Available
1 & 2 combined	4,584 (426 sq m)	-	1,764 (164 sq m)	6,348 (590 sq m)	Available
4	2,553 (237 sq m)	191 (18 sq m)	581 (54 sq m)	3,325 (309 sq m)	Coming soon
6	2,536 (236 sq m)	-	578 (54 sq m)	3,114 (290 sq m)	Coming soon
Total				12,787 (1,188 sq m)	

Terms

The units are available on a new full-repairing and insuring lease, for a term to be agreed.



5.7m minimum
clear internal height



Prominent trade
counter location



Generous parking
facilities



Rooflights



Ability to
combine units



Painted
concrete floor



First floor
office



3 phase
power supply



Electric roller
shutter



Concrete forecourt
for loading



LED lighting

Contact agents to find out more



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