

Industrial / Warehouse

TO LET



CURCHOD&CO



12A Farringdon Industrial Centre

The Old Station Yard, Alton, GU34 3DD

Industrial/warehouse
accommodation with
mezzanine

3,276 sq ft
(304.35 sq m)

- LED strip lighting
- Gated industrial estate
- 3 phase power
- Mezzanine
- Kitchenette and WC facilities
- Loading door 2.5m (w) x 3.6m (h)
- Allocated parking

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	3,276 sq ft
Rent	£24,550 per annum
Rates Payable	£9,396 per annum
Rateable Value	£21,750
Service Charge	TBC
EPC Rating	D (94)

Description

The available accommodation comprises of a modern industrial/warehouse unit with a 3.09m high mezzanine installed. The unit is constructed of a steel portal frame with profile metal cladding to the elevations and roof. There is a shared loading and turning area, as well as allocated parking.

Location

The premises are situated on the established Farringdon Industrial Centre, a multi let industrial estate developed in 1989. Farringdon Industrial Centre is situated approximately 3 miles south of Alton on the A32 Alton/Farnham road, the A31 being within a short distance providing good access to Winchester/M27 and northwards to the A31/A3 and wider motorway network.

Alton railway station provides regular direct services to London Waterloo, with a journey time of approximately 1 hour 10 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	1,635	151.90
Mezzanine - Storage	1,641	152.45
Total	3,276	304.35

Terms

A new effective full repairing and insuring lease is available for a term to be agreed. The landlord will retain responsibility for the structure and external envelope (including gutters and downpipes) with all maintenance/repair costs recovered through a service charge.

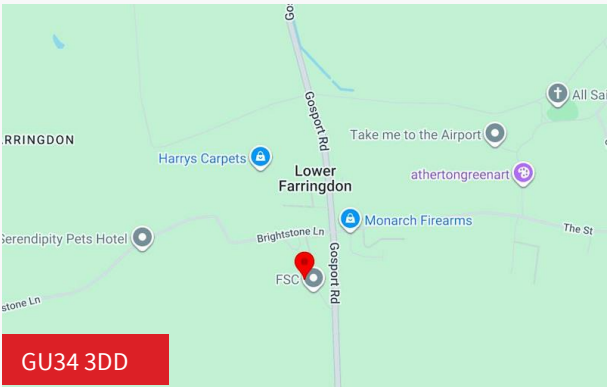
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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