

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY

NEWLY REFURBISHED



2 Mill Lane Industrial Estate

Caker Stream Road, Alton, GU34 2QA

Industrial/Warehouse Unit

4,003 sq ft

(371.89 sq m)

- Located within the heart of Alton's principle business district
- Only 0.5 of a mile from the A31 and mainline train station (London Waterloo approx 1 hour)
- Alton town centre approximately 10 minute walk
- Loading door 3.054m x 2.749m
- 3 phase power
- Minimum eaves height of 3m

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Chartered surveyors, land property & construction consultants

Summary

Available Size	4,003 sq ft
Rent	£36,000 per annum
Rates Payable	£10,104.75 per annum
Rateable Value	£20,250
Service Charge	£968.75 per annum
EPC Rating	Upon Enquiry

Location

The estate comprises 17 units, with each unit benefitting from a dedicated yard/loading area. Units benefit from eaves heights up to 8 metres, ample on site car parking, internal offices, kitchens, and separate toilet facilities.

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. Companies with headquarter buildings in Alton include Laleham Healthcare, Coors Brewery and GE Energy.

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

Description

The available accommodation comprises of a mid-terrace industrial/warehouse unit with a minimum eaves height of 3m, and a maximum eaves height of 5.1m. The property benefits from a 3 phase power supply, and features LED lighting to the warehouse. There are offices positioned to the front of the unit, along with WCs and welfare facilities.

Terms

The unit is available on a new full repairing and insuring lease. The rent is exclusive of rates, service charge, utilities and VAT (if applicable).



Viewing & Further Information

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