

Industrial / Warehouse

TO LET



CURCHOD&CO



3 Grove Park, Mill Lane

Alton, GU34 2QG

Modern industrial unit

3,298 sq ft

(306.39 sq m)

- Maximum eaves height of 5.03m
- LED strip lighting to warehouse
- Gas heating
- Three-phase power supply
- 10 parking spaces

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

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Summary

Available Size	3,298 sq ft
Rent	£30,750 per annum
Rates Payable	£12,470.51 per annum
Rateable Value	£24,991
EPC Rating	Upon Enquiry

Location

The property is located on the well established Grove Park development in the heart of Alton's industrial area, positioned prominently on Mill Lane. Within a short distance is the A31 Guildford to Winchester trunk road which to the north links with the A31/A331 and to the south the M3. The town centre is approximately 10 minutes away by foot, as is the mainline railway station which has a direct link to London Waterloo.

Description

The property comprises a mid terrace industrial unit of steel frame construction incorporating part brick and part colour coated cladding under an insulated roof with translucent panels. There is an internal kitchen as well as two WCs.

The warehouse has a maximum eaves height of 5.03m, with a loading door to the rear measuring 4.129m wide by 3.622m high. There is also a mezzanine providing additional storage and meeting room space, measuring 444 sq. ft. The base build provides office space to the first floor, as well as a seperate personnel door fronting Mill Lane.

The property also benefits from a covered loading bay measuring 1.62m long by 4.97m wide.

Accommodation

Name	Sq ft	Sq m
Ground - Warehouse	2,225	206.71
1st - Offices	1,042	96.80
Total	3,267	303.51

Terms

A new lease is available directly from the Landlord, for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.



Viewing & Further Information

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