



## Unit 16a

Barton House Industrial Estate, Upper Wield, Alresford, SO24 9RN

### Brand New Warehouse / Industrial Unit

**4,600 sq ft**  
(427.35 sq m)

- **Extremely competitive rent - ONLY £8.50 psf GIA**
- Brand new specification
- Generous yard / car parking
- 3 phase power supply
- Strong central location with east access to A31, M3, A34

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## Summary

<b>Available Size</b>	4,600 sq ft
<b>Rent</b>	£39,100 per annum
<b>Business Rates</b>	To be assessed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (47)

## Description

Unit 16 & 16a comprise a detached warehouse / industrial unit which achieved practical completion in April 2026. The premises forms a single, detached, modern, industrial / warehouse unit which has been divided to form 2 individual units. The premises are formed using part brick and clad elevations, which provides for clear, internal space. Amenities include newly installed LED lighting and roller shutter door measuring 5 m (w) x 5 m (h). Externally, there are a minimum of 6 allocated car parking spaces plus a generous loading apron for loading / unloading, Yard depth is approximately 19 m.

## Location

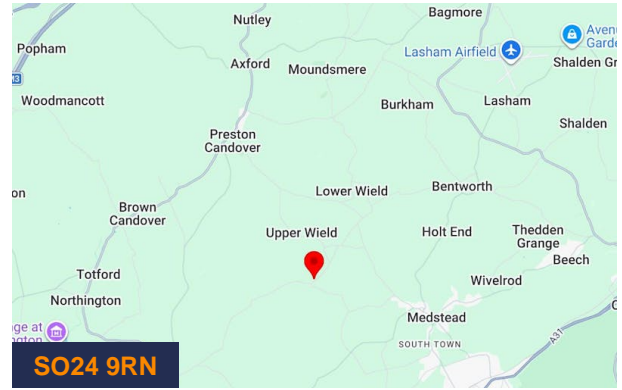
Barton House Industrial Estate is located in a semi rural location within the Borough of East Hampshire District Council. The premises are well located which provides easy access to the A31 at Alton (4.2 miles), Alresford (5.2 miles), A33 via Preston Candover (3.3 miles), Junction 7 of the M3 motorway at Dummer (8.5 miles), A339 Basingstoke Road (10.2 miles), Junction 6 of M3 motorway (24.2 miles).

## Terms

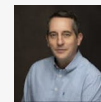
Our clients are offering a new effectively Fully Repairing and Insuring Sub-lease for a term to be agreed, contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## Viewings

Strictly by appointment through the sole agents.



## Viewing & Further Information



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