



## The Place 4, 9-10 Mill Lane, Alton, GU34 2QG

Newly Refurbished Serviced Offices

### Summary

Tenure	To Let
Available Size	175 to 380 sq ft / 16.26 to 35.30 sq m
Rent	£7,200 - £15,200 per annum Inclusive of overheads, including rates (+VAT)
EPC Rating	B (42)

### Key Points

- Extremely Prominent Corner Site
- On-Site Parking
- Ground & First Floor Office Space
- 100Mbps broadband included in rental charge
- Easy Access to A31 & within 1/2 Mile of Alton Mainline Station
- Flexible Terms
- All Inclusive Rental Charge

Regulated by



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SOUTHAMPTON **023 8011 9977**

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## Description

The accommodation occupies both the ground and first floors of this modern, purpose built, recently refurbished two storey office space. The ground floor has a large reception plus six further separate offices, along with shared male, female, and accessible W.Cs and a fully fitted kitchen.

The first-floor accommodation offers an additional 7 individual offices also with shared male and female W.Cs and a fully fitted kitchen. There is also an eight-person boardroom on the first floor which is available to rent.

The "all inclusive" rent includes business rates, water, sewerage, light / small power, heating / air conditioning, building insurance, alarm and CCTV, fibre connection, communal cleaning, and car parking. General maintenance & repairs are also included.

## Location

The premises are located on the fringe of Alton Town Centre, on the popular Mill Lane Business Park, with easy access to the A31 and the A32, thus providing good access both east / west to Farnham and Winchester, and southwards towards Petersfield.

## Accommodation

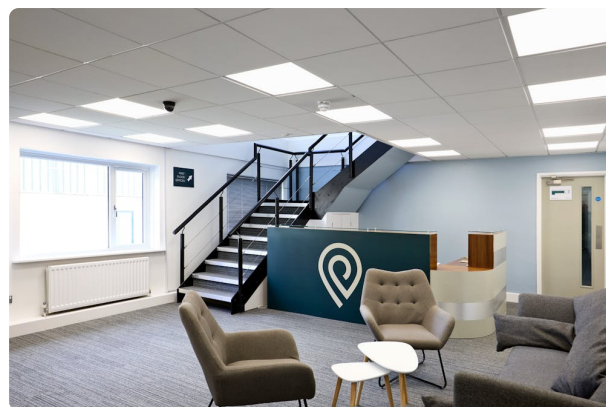
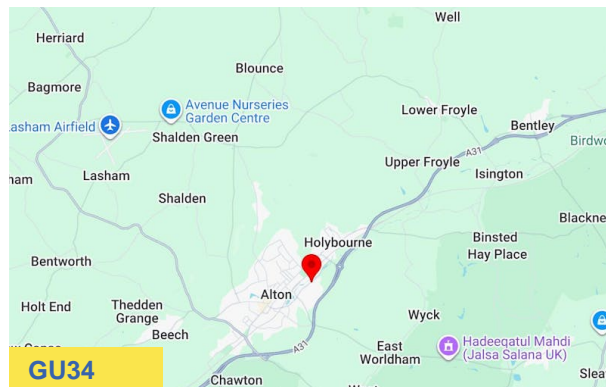
The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - G01	380	35.30	£15,200 / annum	Available
Ground - G02	180	16.72	£7,200 / annum	Available
Ground - G03	175	16.26	£7,000 / annum	Available
Ground - G04/05	310	28.80	£12,400 / annum	Available
1st - F02	185	17.19	£7,400 / annum	Available
1st - F03	180	16.72	£7,200 / annum	Available
1st - F05	180	16.72	£7,200 / annum	Available
<b>Total</b>	<b>1,590</b>	<b>147.71</b>		

## Terms

The accommodation is available on flexible terms with rentals inclusive of overheads, including rates (plus VAT).

Full details upon request.



## Viewing & Further Information

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