

Investment, Industrial / Warehouse

FOR SALE



Units 7 & 8 Riverside

Omega Park, Alton, GU34 2UF

Two modern industrial/warehouse units

3,112 sq ft

(289.11 sq m)

- ➔ Prime location in the affluent Hampshire market town of Alton
- ➔ Secure income stream let to Alliance Automotive UK Ltd - a substantial national operation with over 800 outlets
- ➔ Attractive yield of 6.7% net initial
- ➔ Lease security with approx 3 years remaining to expiry
- ➔ Excellent connectivity via A31 to M3, London Waterloo rail link
- ➔ Quality specification with mezzanine floors and trade counter facilities

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Summary

Available Size	3,112 sq ft
Price	£475,000
Rates Payable	£8,483 per annum
Rateable Value	£17,000
VAT	Applicable
EPC Rating	B (50)

Description

Riverside comprises high quality industrial/warehouse units built in 2007 and constructed to modern standards within an attractive landscaped setting adjoining the Caker Stream Road.

Location

Riverside forms the final phase of the Omega Park development and is well located for access to both the town centre and the A31.

Companies with headquarters buildings on Omega Park include Altair and Ceratech. Other nearby major occupiers include Coors, Laleham Healthcare and Tectonics.

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 and substantial industrial base.

Accommodation

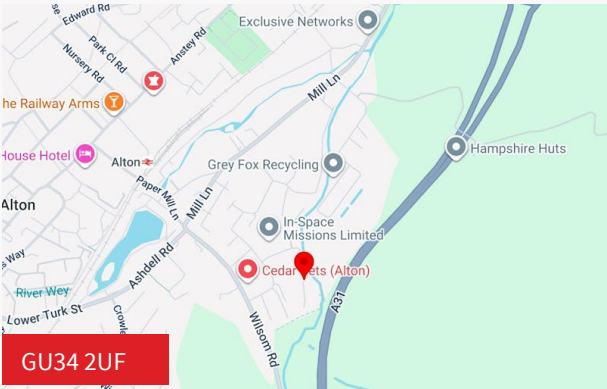
The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 7 Ground Floor	876	81.38
Unit - 7 Mezzanine	475	44.13
Unit - 7 Total Area	1,351	125.51
Unit - 8 Ground Floor	1,126	104.61
Unit - 8 Mezzanine	635	58.99
Unit - 8 Total Area	1,761	163.60

Building Specification

- Steel portal frame construction with insulated profiled metal cladding
- 10% roof lights providing excellent natural lighting
- Up and over loading doors - 3m wide x 4m high
- Generous eaves height - 6.9m to 8.5m
- Mezzanine floors (landlords fixture) covering approximately 50% of ground floor area
- 6 allocated parking spaces plus loading area

Tenancy



Viewing & Further Information

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Single lease to Alliance Automotive UK LV Ltd

Term: 10 years expiring 10th September 2028

Rent: £33,578 per annum exclusive

Terms: Full repairing and insuring lease

The property is registered for VAT

Available on a freehold basis

Tenant Covenant

Alliance Automotive UK - Leading wholesaler of automotive parts and accessories with:

Substantial national presence - Over 800 distributor outlets across UK and Ireland and 20 regional distribution centres

Robust financials (YE December 2023):

Turnover: £505.2 million

Post-tax profit: £28.5 million

Net current assets: £61.1 million

Anti Money Laundering

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

Legal Costs

Each party to be responsible for the payment of their own legal costs incurred in the sale.

