

## UNIT 18

NEWMAN LANE | ALTON

GU34 2QR



### INDUSTRIAL WAREHOUSE UNIT

TO LET - 6,546 SQ FT (608.14 SQ M)





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hurstwarne.co.uk

### KEY BENEFITS

- 6m eaves height
- Side yard
- Loading door
- On site parking
- First floor offices
- Male / Female WC

### LOCATION

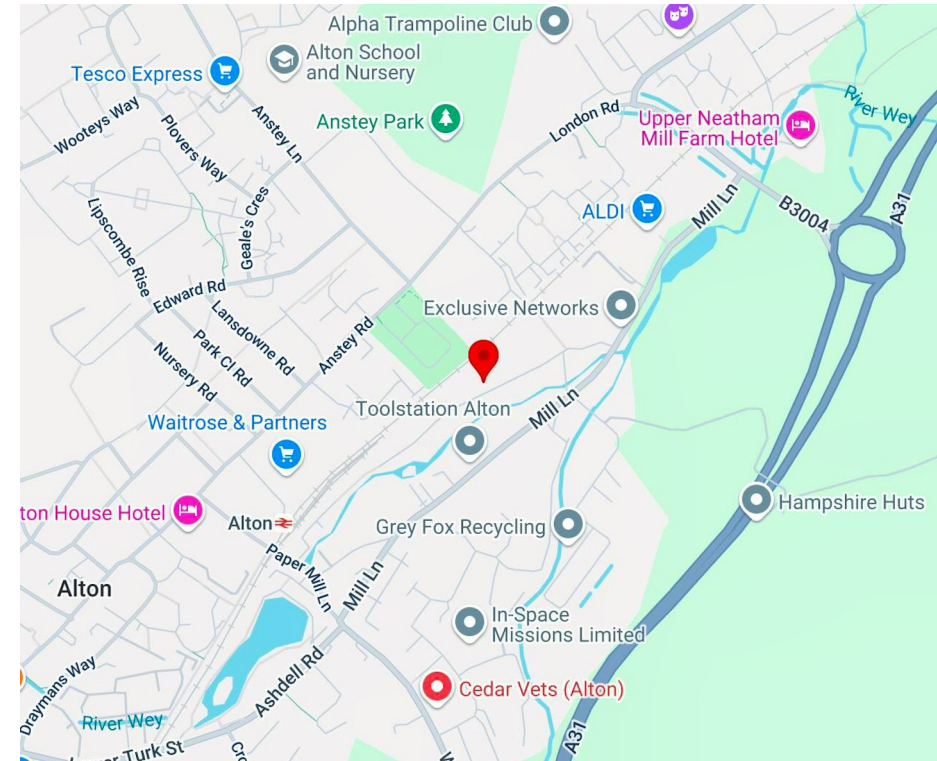
Newman Lane Industrial Estate forms part of the principle industrial area of Alton. Unit 18 is only a short distance from A31 Guildford to Winchester trunk road, providing excellent access to the neighbouring towns in the Blackwater valley, Winchester and Southampton.

Access to the M3 is also available at Junction 5 (Hook / Odiham) and Junction 6 (Basingstoke) to the north.

### DESCRIPTION

Unit 18 is a warehouse industrial unit of steel portal frame construction with brick elevations under a pitched roof. The warehouse space benefits from a full height loading door and 6m to the underside of the eaves. There are offices to the first floor.

Externally, there is a yard area to the side, which extends to the front of the unit, where it is then shared with the adjoining unit. This area also provides on-site parking.

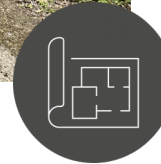


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## SUMMARY

- Rent: Rent on application
- Available Size: 6,546 sq ft
- Rates Payable: £3.38 per sq ft Based on the 2023 Valuation
- EPC: D (83)



## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Warehouse	5,232	486.07	Available
Ground - Office	197	18.30	Available
1st - Office	1,117	103.77	Available
<b>TOTAL</b>	<b>6,546</b>	<b>608.14</b>	

Floor areas are approximate GIA

## VIEWINGS & INFORMATION



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