

UNIT 13

RIVERSIDE | OMEGA PARK | ALTON

GU34 2UF



HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

TO LET / FOR SALE - 3,958 SQ FT (367.71 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- Rare Freehold
- Full height loading door
- 6m eaves height
- First Floor Offices
- Kitchenette
- 11 Car Parking Spaces
- 3 Phase Power
- WCs to ground and first floor

LOCATION

Riverside forms the final phase of the Omega Park development completed in 2008, and is well located for access to both the town centre and the A31.

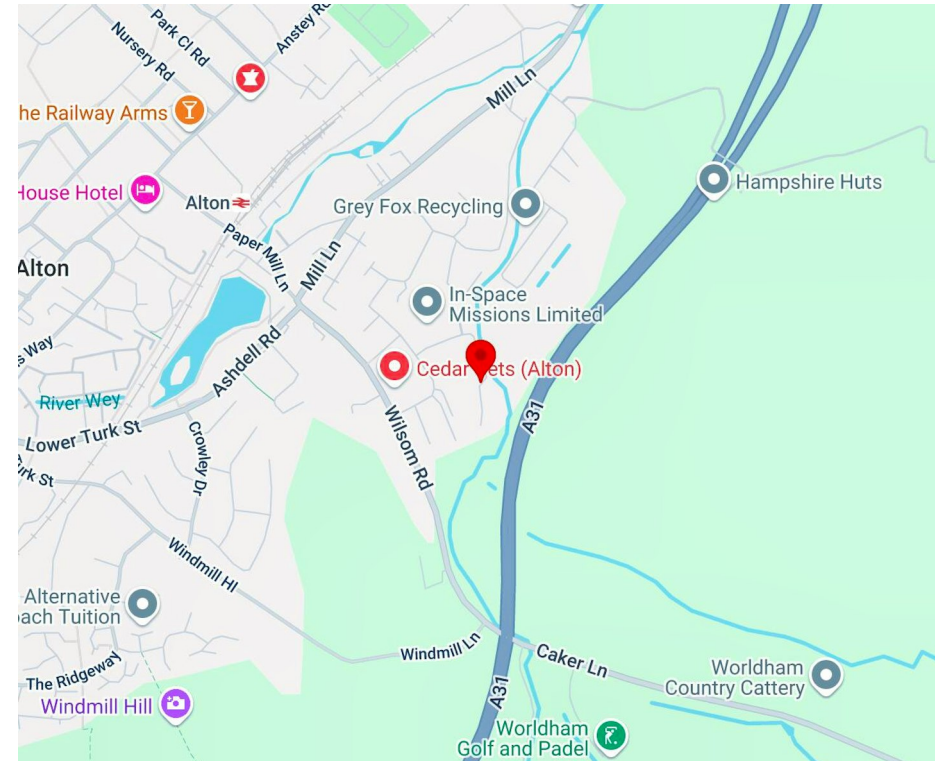
The A31 provides fast access to the Blackwater Valley towns and M3 via the A331. To the south west, the A31 also links with Winchester and Southampton via the M3.

Unit 13 is approximately a 10-minute walk to Alton mainline station, providing direct links to London Waterloo.

DESCRIPTION

Unit 13, Omega Park is a high quality, industrial / warehouse unit, situated towards the rear of Omega Park. The unit is within an attractive landscaped setting adjoining the Caker Stream, nearby other major industrial occupiers.

The unit consists of a full height loading door, first floor offices, and kitchenette within the warehouse. There is also on-site parking to the front of the unit.



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SUMMARY

- Rent: Rent on application
- Price: Price on application
- Available Size: 3,958 sq ft
- Rates Payable: £4.35 per sq ft Based on the 2023 Valuation
- EPC: C (54)



VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
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Ground	2,801	260.22	Available
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1st	1,157	107.49	Available
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TOTAL	3,958	367.71	
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Floor areas are approximate NIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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