



9 Oriel Court, Omega Park, Wilsom Road, Alton, GU34 2YT

High specification self-contained office building

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 4,236 sq ft / 393.54 sq m |
| Rent | £17.50 per sq ft |
| Rates Payable | £24,480 per annum |
| Rateable Value | £51,000 |
| EPC Rating | C (57) |

Key Points

- Modern air conditioned office building
- Presented in good order throughout
- WC provision on both floors
- 23 private car parking spaces
- Rarely available opportunity
- Kitchenette areas to both floors

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DESCRIPTION

9 Oriel Court forms part of Omega Park, being the principle business / office location off Wilsom Road in Alton, providing easy access to the A31, and to the town centre.

The building is fitted and presented to a high standard throughout to include air conditioning, LED lighting, and carpeting, with good provision on both floors for both WC's and kitchenette areas.

As such, this building provides a rare opportunity to acquire good quality open plan floorplates, with existing / potential meeting room provision, in a quiet but established office location.

The unit has 23 private car parking spaces.

ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------|--------------|---------------|--------------|
| Unit - Offices | 4,236 | 393.54 | Available |
| Total | 4,236 | 393.54 | |

RENT

£17.50 per sq ft (plus VAT)

TERMS

Available on new lease terms.

RATES

Rateable value - £51,000 per annum

Rates payable - £24,480 per annum

SERVICE CHARGE

There is an Estate service charge payable, currently £2,413 per annum.

EPC

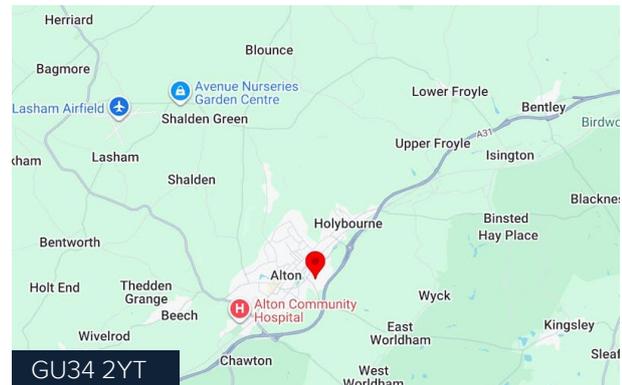
EPC

Ground Floor - C/57

First Floor - C/51

LEGAL FEES

Each party to meet their own legal costs incurred in the transaction.



Viewing & Further Information

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