



FOR SALE

Prime investment
development opportunity

with development potential

- Prime station-side location
- Approximately 0.29 acres (0.12 hectares)
- Current passing rent of £55,200 per annum
- Established occupier of over 23 years
- Residential and alternative development potential (STP)
- Direct rail connectivity to London Waterloo

Summary

Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises a broadly semi-circular site of approximately 0.29 Acres (0.12 Hectares) located adjacent to Alton station car park. It includes an industrial building of steel frame construction with galvanised cladding and a corrugated asbestos/steel roof, alongside a storage shed, three containers, and parking for 6–8 vehicles. The building is approximately 12,917 sq ft and has an eaves height of approx. 5m. The site is fenced and gated. The building is currently let and occupied by ARM.

Location

This prominent site offers an exceptional prime Investment opportunity with development potential in a well-connected and attractive Hampshire town. Situated in a semi-rural setting, St John’s Works lies within a short walk of Alton’s historic town centre, which offers a variety of retail, leisure, and dining options, alongside essential local amenities.

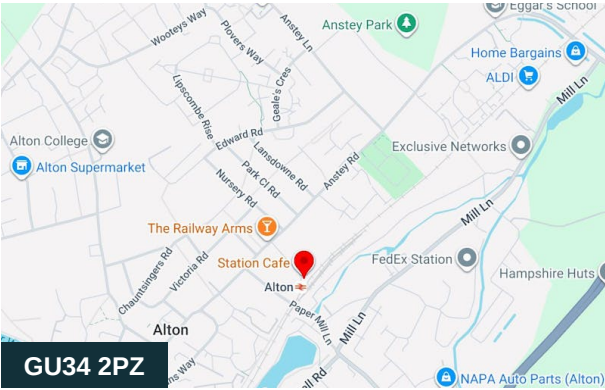
The property is located just off Station Road, less than a 5-minute walk from Alton railway station, which provides direct services to London Waterloo in approximately 70 minutes. The site also benefits from excellent road connections via the nearby A31, offering convenient access to Farnham, Guildford, and Winchester, and further links to the M3 motorway network.

The surrounding area features a mix of residential, light industrial, and commercial uses, making it well-suited to a variety of future development options. Alton itself is a thriving market town with strong transport links, a skilled local workforce, and access to nearby employment hubs including Basingstoke, Southampton, and the South Coast.

Viewings

Strictly via appointment through Rapleys.

Viewing days will be arranged during the course of the marketing period.



Viewing & Further Information

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