## FOR SALE OR TO LET

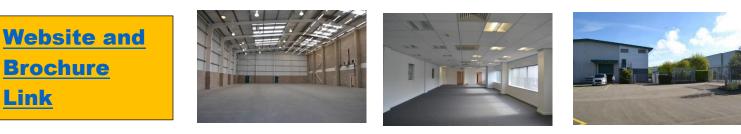
- Recently refurbished to high standard specification
- Modern Premises within heart of principle business area
- Easy Access to A31
- Steel framed with profiled steel cladding - 8.9 m eaves
- Excellent staff facilities
- Canteen ۲
- Mezzanine Office
- A/C, Personnel Lift •
- Two Loading doors •
- High Speed • Broadband
- Secure Yard
- Loading/Parking

# **UNIT 6, WATERBROOK ROAD, ALTON, GU34 2UD MODERN INDUSTRIAL PREMISES**

### **16,200 SQ FT WITH SECURE YARD AREAS**

## FREEHOLD OR LEASEHOLD





#### Accommodation

Ground Floor	13,197 sq ft	1,226 sq m
Mezzanine	3,044 sq ft	282.8 sq m
TOTAL	16,241 sq ft	1,508.8 sq m

#### Terms

The accommodation is available on the basis of a FREEHOLD SALE or, alternatively, on a NEW LEASE, for length of term to be agreed. Freehold price and rental terms on request.

Contact: Chris Glanfield BSc(Hons) MRICS **Glanfield Holmlund** 

Link

**Brochure** 

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Misrepresentation act 1967: Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.

Finance act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lesses must satisfy themselves as to the incidence of VAT in respect to any transaction