

## MODERN INDUSTRIAL PREMISES

16,200 SQ FT WITH SECURE YARD AREAS

FREEHOLD OR LEASEHOLD

Unit 6, Waterbrook Road, Alton, GU34 2UD



- o Recently refurbished to high standard specification
- o Modern premises within the heart of Alton's principle business area
- o Within 1/2 mile of mainline station (London Waterloo 1 hour)
- o Easy access to main A31
- o Steel framed with profiled steel cladding/roof – 8.9 m to eaves
- o Flexible layout potential
- o Mezzanine offices with A/C, personnel lift, good quality
- o Excellent staff facilities, canteen, shower
- o Open plan office areas on both ground and upper floors
- o Two, loading doors
- o Secure yard areas to rear and side – loading/parking
- o High speed broadband, 3 phase electricity, other mains services

## Accommodation

(Gross internal areas measured in accordance with RICS Code of Measuring Practice)

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

## EPC

An Energy Performance Certificate has been undertaken. The Rating is C(53) on a Rating Scale from A to G.

## Rates

Interested parties are advised to contact the Rating Authority, East Hampshire District Council.

## 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 guides on request.

## Viewing

Strictly by appointment with **Glanfield Holmlund, Tel: 01420 544117, Mob: 07785 346709, Email: glanfield.holmlund@talk21.com**

## Map

Map available on request

