

PROMINENT INDUSTRIAL UNIT

26,000 SQ FT – FREEHOLD FOR SALE

Turner House, 9-11 Mill Lane, Alton, Hampshire, GU34 2QG



- o Prominent corner site within the heart of Alton's principle business location
- o Easy access to main A31, within half a mile of mainline station (London Waterloo)
- o Close proximity to Aldi, Wickes and various trade counters and new Lidl development.
- o Steel frame construction, 5 m eaves, 7.5 m to pitch
- o Three-phase electricity. Hot air blowers. Sodium lights
- o Profiled steel clad elevations. Three full height loading doors
- o Substantial yard/parking areas
- o Good quality office environment. Broadband 100Mb dedicated leaseline

Accommodation

(Approximate gross internal areas)

Ground floor	Warehouse	18,008 sq ft	1,673 sq m
	Reception, offices, stores, break-out areas	3,900 sq ft	362 sq m
First floor & Mezzanine	Offices	3,991 sq ft	371 sq m
TOTAL		25,899 sq ft	2,406 sq m

EPC

An Energy Performance Certificate (EPC) has been undertaken and is available for this property on request.

Rates

Interested parties are advised to make their own enquiries of the Rating Authority, East Hampshire District Council (01730 266551).

Terms

The accommodation is available for purchase on a freehold basis with price guide on application.

Viewing

Strictly by appointment through sole agents:

Glanfield Holmlund

glanfield.holmlund@talk21.com

01420 544117

Map

Map available on request

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 leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.