

1150 SQ FT OFFICE/BUSINESS PREMISES

AVAILABLE ON NEW LEASE TO LET OR FOR SALE

Unit 3, Delta Park, Wilsom Road, Alton, Hampshire, GU34 2RQ



- o Modern, 3 storey construction completed in early 2006.
- o Within 1/2 mile of main A31
- o Easy access M3 (J5) and M3 (M)
- o Within 1/4 mile of mainline railway station (London Waterloo 1 hour)
- o Flexible Planning Consent for live/work use
- o Ground floor business space with electrically operated loading door
- o Separate pedestrian access to each floor

Accommodation

(Net internal areas)

Ground Floor	Business Space	410 sq ft	38.1 sq m
	kitchen Area	42 sq ft	3.9 sq m
	Disabled WC		
First Floor	Open Plan Offices	435 sq ft	40.4 sq m
Second Floor	Open Plan Offices (separate WC)	263 sq ft	24.4 sq m
		1,150 sq ft	106 sq m

Rates

Interested parties are advised to make their own enquiries of the rating authorities, EHDC.

EPC

An Energy Performance Certificate has been undertaken and is available on request.

Terms

The accommodation is available by way of either a New Lease for length of term to be agreed or, alternatively, on a Freehold basis.
 Rent or price guide on application.

Viewing

Strictly by appointment with agents:

Glanfield Holmlund, Email: glanfield.holmlund@talk21.com, telephone: 01420 544117

or alternatively with joint agent Owen Isherwood, Email: pab@owenisherwood.com, Tel:01483 300 176

Map

Map available on request

