

MODERN, OPEN PLAN OFFICES

3,070 SQ FT – TO LET

Unit 2, Selborne House, Wallbrook Office Centre, Mill Lane, Alton, GU34 2QJ

- Fronting Mill Lane with 19 parking spaces
- Easy access to main A31, within 1/2 mile of mainline station (London Waterloo 1 hour)
- Flexible, open plan layout with air conditioning
- Usual staff facilities including shower
- Nearby Alton Retail Park, Wickes, Aldi and new Lidl development
- Refurbishment programme of works



Accommodation

(Measured in accordance with RICS Code of Measuring Practice)

Ground Floor	1,319 sq ft	122.5 sq m
First Floor	1,751 sq ft	162.7 sq m
	3,070 sq ft	285.2 sq m

Rates

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

EPC

An Energy Performance Certificate has been undertaken, the rating is C(61) on a scale from A to G.

Terms

The accommodation is available on the basis of a new, effectively full repairing and insuring lease for length of term to be agreed.
Rental guide £50,000 per annum exclusive.

Viewing

Strictly by appointment with **Glanfield Holmlund, Tel: 01420 544117, Mob: 07785 346709, Email: glanfield.holmlund@talk21.com** or alternatively with joint agent, Curchod & Co

Map

Map available on request

