



RARE FREEHOLD OPPORTUNITY



Valori House

1 Omega Park, Alton, GU34 2QE

Prestigious business premises

11,047 sq ft

(1,026.30 sq m)

- 30 on site parking spaces
- Landscaped grounds
- Prominent corner site at entrance to Alton's principle business park
- Within 0.5 miles of mainline railway station (London Waterloo)
- Within 1 mile of Alton town centre
- Easy access to A31 and Junction 5 of the M3
- Architecturally designed unique office and industrial/warehouse
- Site area of approx 0.83 acres

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Summary

Available Size	11,047 sq ft
Price	£1,300,000
Rates Payable	£46,848 per annum
Rateable Value	£91,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

Valori House has been both innovatively and stylishly designed to provide a two storey office building with an internal walkway linking into a separate industrial/warehouse facility. The offices provide a high quality combination of open plan ground floor space with private offices at first floor level accessed via a feature spiral staircase atrium.

The building reception includes a feature sunken seating area. Part of the ground floor has been set up as a training facility with its own kitchen area. At first floor level there is a gym and kitchen/breakout area and the building benefits from toilets on all floors.

The premises benefit from excellent parking facilities with ample vehicle loading and manoeuvring areas. The warehouse has two separate mezzanine areas.

Location

Valori House is located on the Omega Park development and is well located for access to both the town centre and the A31. Companies with headquarter buildings on Omega Park include Altair, Ceratech, Reheat International and GE Energy. Other nearby major occupiers include Coors, Laleham Healthcare and Alliance Healthcare.

The A31 provides fast access to the Blackwater Valley towns and M3 via the A331. To the south west the A31 also links with Winchester and Southampton via the M3.

Alton itself lies at the centre of East Hampshire with a catchment population of over 100,000. The town has a well established commercial centre and substantial business community.

Accommodation

The accommodation comprises the following areas:

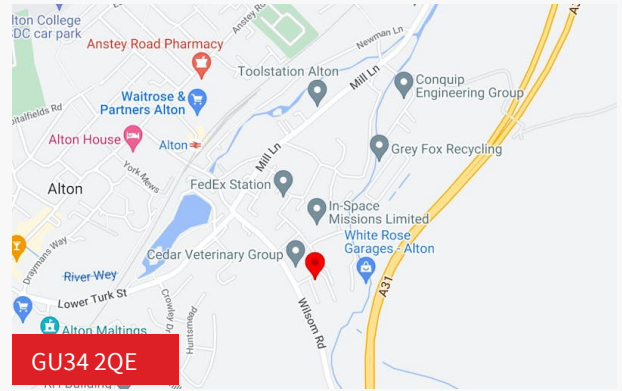
Name	sq ft	sq m
Ground - Reception	398	36.98
Ground - Office	3,086	286.70
1st - Office	1,948	180.98
Ground - Industrial	3,734	346.90
1st - Mezzanine	1,881	174.75
Total	11,047	1,026.31

Terms

The building is available to purchase freehold.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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