



11 Market Square

Westbrook Walk, Alton, GU34 1HD

Refurbished first floor open plan office

690 to 3,811 sq ft

(64.10 to 354.05 sq m)

- 7 Parking spaces with additional spaces available subject to negotiation
- Flexible terms available
- Suitable for a variety of uses
- Pleasant Market Square location in popular market town
- Close proximity to Post Office, public car parks and various facilities
- Excellent natural light, solid floors and perimeter trunking
- High Speed Fibre broadband connected
- Office could be split

Summary

Available Size	690 to 3,811 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£13,473 per annum April 2023
Rateable Value	£27,000
Service Charge	N/A
EPC Rating	C (58)

Description

- * Fully refurbished
- * Central popular market town location
- * Walking distance to Alton train station (1 hour service to London Waterloo)
- * Flexible layout with potential for office to be split
- * Usual staff amenities
- * Fire and Burglar Alarms
- * Gas fired heating, suspended ceiling, and improved LED lighting
- * Excellent natural light, solid floors and perimeter trunking
- * Private parking - (7 spaces) in underground car park. Additional spaces could be made available
- * Entrance/foyer to the ground floor

Location

Alton is a traditional and busy market town with an approximate population of 17,000 and is located just off the A31 approximately 20 miles to the south west of Guildford and 17 miles to the north east of Winchester. Rail services to London Waterloo leave regularly and take approximately 1¼ hours. The town has good links to the M3 which provides excellent access to London and Southampton.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Entrance/Reception	200	18.58
1st - L-shaped offices	2,502	232.44
1st - Rear offices (excl. toilets)	1,109	103.03
Total	3,811	354.05

Terms

The accommodation is available on the basis of a new effective FR&I lease for a term to be agreed.

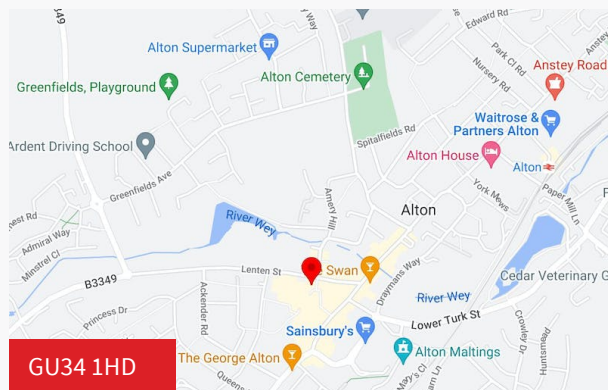
Anti Money Laundering

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.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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