



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

**FIRST FLOOR "E" CLASS OFFICES**  
2,753 sq. ft. (255.76 sq. m.)

**ALBANY HOUSE, 5 OMEGA PARK, ALTON, GU34 2QE**



## LOCATION

Prominently located a corner site within the heart of Alton's principle business area, at the junction of Omega Park and Wilson Road, less than half a mile from Alton's mainline train station offering services to London Waterloo and easy access to the A31. Alton town centre is within a mile; providing a full range of town centre amenities.

## DESCRIPTION

The subject property is formed of part of the first floor offices above Cedar Vets, which will be refurbished to a good standard, subject to the nature of the incoming occupier. The offices offer flexible open plan space with some partitioned offices in the centre and the ability to create additional meeting rooms are required. The offices have their own self-contained entrance with key fob entry system and significant parking allocation within the large car park immediately in front of the building.

## ACCOMMODATION

AVAILABLE	SQ M	SQ FT
First Floor	255.76	2,753

Circa 15 parking spaces included – more available by negotiation if required.

## TERMS

Available on the basis with new Lease terms to be agreed.

## RENT

£15 psf on an "inclusive" basis

(including external repairs, service charge and insurance, but excluding utilities, telecoms and business rates).

## RATES

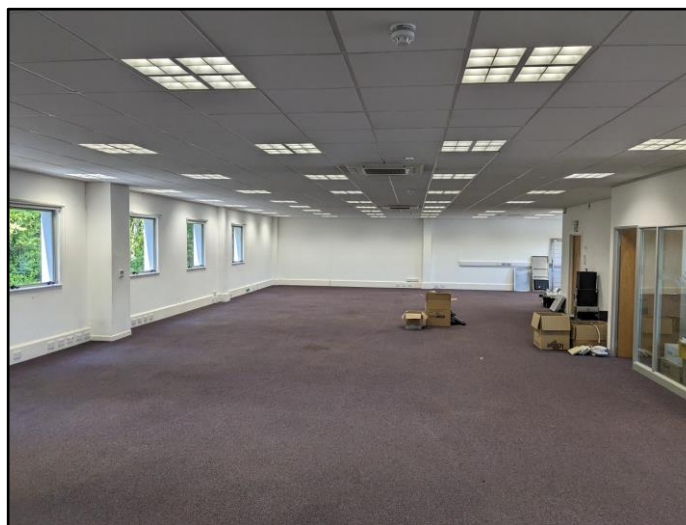
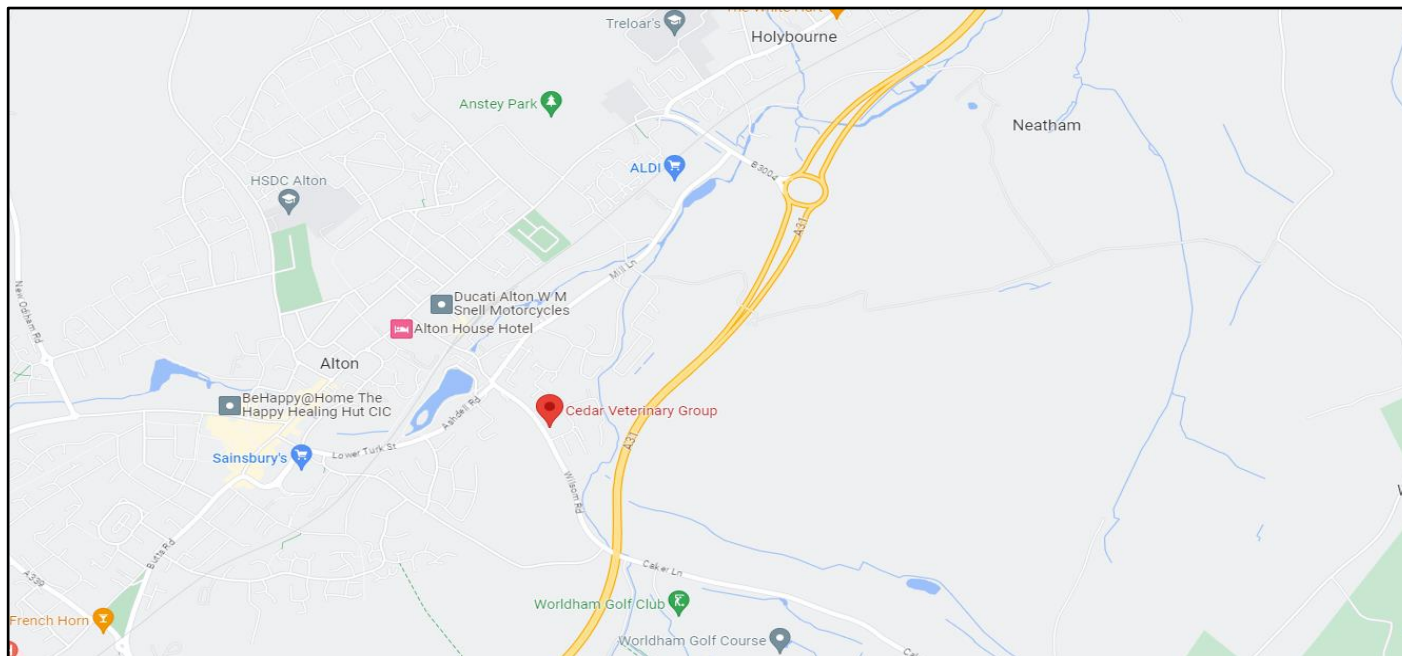
To be re-assessed

## EPC

B - 41

## LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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