

## TOWN CENTRE OFFICES – OPEN PLAN LAYOUT – 2500 SQ FT (with additional 1,248 sq ft potential)

Attractive Relocation Opportunity

Available on New Lease

TO LET



### **11 Market Square, Westbrook Walk, Alton, Hampshire, GU34 1HD**

- o Prominent Market Square location
- o Close proximity to Post Office, public car parks and various facilities
- o Private parking
- o Easy access to main A31
- o Within 1/2 mile of mainline station (London Waterloo 1 hour)
- o Good natural light, solid floors, perimeter trunking
- o Gas fired heating, suspended ceiling, fluorescent lights
- o Flexible layout, combination of open and partitioned areas
- o Usual staff facilities, fire and burglar alarms

#### Accommodation (approximate net internal areas taken in accordance with code of measuring practice of RICS)

<b>Ground Floor</b>	Reception/Office	217 sq ft	20.3 sq m
<b>First Floor</b>	Offices	2288 sq ft	212.6 sq m
	<b>Total</b>	<b>2506 sq ft</b>	<b>232.9 sq m</b>

#### Note on Accommodation

Adjoining interconnecting additional first floor area of 1,248 sq ft providing a potential total of 3,754 sq (348.8 sq m).

#### Rates

Interested parties are advised to make their own enquiries of the Rating Authority EHDC 01730 266551.

#### EPC

An Energy Performance Certificate (EPC) has been undertaken and is available for this property on request. On the Rating Scale of A to G, the Rating is C(58).

#### Terms

The accommodation is available on the basis of a new lease for length of term to be agreed with rental guide on application.

#### Viewing

Strictly by appointment through Sole Agents:

**Glanfield Holmlund**

**Tel: 01420 544117**

**Email: glanfield.holmlund@talk21.com**

# Map

Map available on request

---

**Misrepresentation act 1967:** Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.  
**Finance act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.