

## FIRST FLOOR OPEN PLAN OFFICES WITH PARKING

4,400 SQ FT, AVAILABLE ON NEW LEASE

### **First Floor, Test House, Mill Lane, Alton, GU34 2QG**



- o Prominent location fronting Mill Lane
- o Within half mile main A31 and mainline station (London Waterloo 1 hour)
- o Mainly open plan with various private offices/conference rooms
- o Recently redecorated – LED lighting, floor trunking system
- o Fibre broadband already networked
- o Parking for 15 cars
- o Excellent staff break-out facilities

## Accommodation

(Net internal areas measured in accordance with RICS Code of Measuring Practice)

Reception	276 sq ft	25.6 sq m
Main Offices	3,724 sq ft	346 sq m
Ancillary Areas	408 sq ft	37.9 sq m
<b>Total</b>	<b>4,408 sq ft</b>	<b>409.5 sq m</b>

## Rates

See Terms.

## EPC

An Energy Performance Certificate has been undertaken and is available on request. The Rating is C on a the Rating Scale of A to G.

## Terms

The accommodation is offered on the basis of a new lease (for length to be agreed), for a rent inclusive of business rates. Further details and rental guide on application.

## Viewing

Strictly by appointment with **Glanfield Holmlund, Telephone: 01420 544117, Email: glanfield.holmlund@talk21.com**

## Map

Map available on request

