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13,600 SQ FT INDUSTRIAL/STORAGE PREMISES WITH OPEN PLAN OFFICES AND SECURE YARD AREAS

Available FREEHOLD or on a NEW LEASE

Unit 19, Caker Stream Road, Alton, Hampshire, GU34 2QF



- Strategic location in the heart of Alton's principal business area
- Easy access to main A31 and within 1/2 mile of mainline station (London Waterloo 1h)
- High quality, comprehensive refurbishment program undertaken
- Secure yard areas front and rear
- Painted floors, LED lighting, Air conditioning, Goods lift
- Three phase electricity, all systems recently renewed
- Flexible layout potential, excellent first floor offices
- Racking systems available by separate negotiations

Accommodation

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

<i>GROUND FLOOR:</i>		
Main Unit	6,033 sq ft	560.5 sq m
Office	662 sq ft	52.2 sq m
Separate Store	1,101 sq ft	102.3 sq m
	<i>(7,696 sq ft)</i>	<i>(715 sq m)</i>
<i>FIRST FLOOR:</i>		
Offices	1,352 sq ft	125.6 sq m
Storage	4,562 sq ft	423.8 sq m
TOTAL GIA	13,610 SQ FT	1,264 SQ M

Rates

Interested parties are advised to contact the Rating Authority, East Hampshire District Council.

EPC

An Energy Performance Certificate is available on request.

Terms

The accommodation is available on a freehold basis with vacant possession on completion. Alternatively, a new lease will be considered. Further details on application.

Viewing

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

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 lessees must satisfy themselves as to the incidence of VAT in respect to any transaction.