



6 Riverway Industrial Park

Newman Lane, Alton, GU34 2QL

Modern industrial warehouse unit

6,067 sq ft

(563.64 sq m)

- 15 car spaces
- Minimum eaves height 6.05m/maximum eaves height 6.9m
- Three phase electricity and mains gas
- 10% roof lights
- Good delivery access
- Manual loading door 4.52 wide x 4.80 high
- Male/female/disabled wc's
- Smart office fitout

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Summary

Available Size	6,067 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£26,112 per annum
Rateable Value	£51,000
VAT	Applicable
EPC Rating	Upon Enquiry

Description

The unit is of steel portal frame construction with plastic coated steel cladding to the elevations.

The unit has a clear space industrial/warehouse area with sufficient height for the installation of a mezzanine floor if required.

At first floor level there are offices which are carpeted with suspended ceilings and recessed lighting. The offices also benefit from a glazed partitioned board room and network cabling.

Location

Alton is an attractive market town which lies in the centre of East Hampshire District Council. The town has a well established commercial and industrial base. Major companies include Laleham Healthcare, BAE Systems, GE Energy, Parker Hannifin Corporation, Srixon etc.

Alton is served by a mainline railway station providing a direct link to London Waterloo (approx 60 minutes). The station is within walking distance of the Riverway Industrial Park.

The Riverway Industrial Park is situated at the end of Newman Lane which in turn links with Mill Lane, the principal industrial area of the town giving easy access to the nearby A31, which provides access northwards to the M3/A3 and southwards to Winchester and Southampton via the M3.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial	4,392	408.03
1st - Offices	1,675	155.61
Total	6,067	563.64

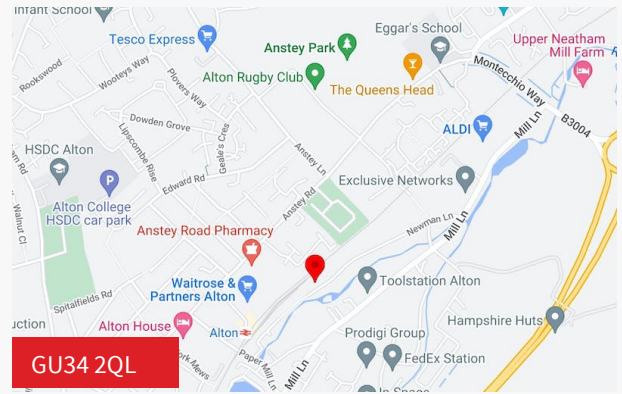
Terms

A new lease is available directly from the landlord. Further details on application.

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 will be charged.



Viewing & Further Information

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