



## 7 Mill Lane Industrial Estate

Caker Stream Road, Alton, GU34 2QA

### Newly refurbished industrial/warehouse unit

5,307 sq ft

(493.04 sq m)

- 5m eaves
- LED lighting to warehouse
- New roof & cladding
- Three phase power
- Located within the heart of Alton's principle business district
- Only 0.5 of a mile from the A31 and mainline train station (London Waterloo approx 1 hour)
- Alton town centre approximately 10 minute walk

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## Summary

|                |                     |
|----------------|---------------------|
| Available Size | 5,307 sq ft         |
| Rent           | £10.00 per sq ft    |
| Business Rates | Unit to be assessed |
| Service Charge | £0.25 per sq ft     |
| EPC Rating     | Upon enquiry        |

## Description

The property comprises of an industrial/warehouse unit situated on the established Mill Lane Industrial Estate. The warehouse has approximately 5m minimum eaves height, and features LED lighting to the warehouse and office. There is a manually operated loading door providing access for loading/unloading in a private yard area to the front, and the unit benefits from a three phase power supply.

## Location

Mill Lane Industrial Estate is located within the heart of Alton's industrial area and is well located for access to both the town centre and the A31. The A31 provides fast access to the Blackwater Valley towns and M3 via the A331. To the south west the A31 also links with Winchester and Southampton via the M3.

Alton itself lies at the centre of East Hampshire with a catchment population of over 100,000. The town has a well established commercial centre with a substantial industrial base. Companies with headquarter buildings in Alton include Laleham Healthcare, Coors Brewery and GE Energy.

Caker Stream Road is approximately 5 minutes walk from the railway station which has direct rail links to London Waterloo (approximately 60 minutes).

## Terms

The unit is available on a new full repairing and insuring lease. The rent is exclusive of business rates, service charge, utilities and VAT (which will be charged).

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs

Each side to be responsible for the payment of their own legal costs incurred in the letting.



## Viewing & Further Information

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