



## Unit 2 Selborne House

Wallbrook Office Centre, Mill Lane, Alton, GU34 2QJ

### Modern air conditioned offices

3,070 sq ft

(285.21 sq m)

- 19 car spaces
- Fully accessible raised floors
- Suspended ceilings
- Toilet facilities
- Air conditioned

## Summary

Available Size	3,070 sq ft
Rent	£50,000 per annum
Rates Payable	£23,078.75 per annum
Rateable Value	£46,250
EPC Rating	C (61)

## Description

Unit 2 comprises open plan office accommodation on ground and first floor with generous parking, 1x disabled toilet on the ground floor plus shower and 3x WC's on the first floor. The office also benefits from a small kitchen on the first floor with CAT services on the ground floor enabling a further kitchen to be installed.

## Location

Selborne House forms part of the successful Wallbrook Office Centre development located at the junction of Newman Lane and Mill Lane, within the heart of Alton's principle business area.

The building is within approximately 0.5 of a mile of the main A31 and approximately 0.5 of a mile from the town's mainline railway station (London Waterloo approx 60 minutes). The A31 provides fast access to the A331 (Blackwater Valley Relief Road) which in turn links with the M3 and wider motorway network.

## Terms

The offices are available by way of a new effective full repairing and insuring lease for a term to be agreed.

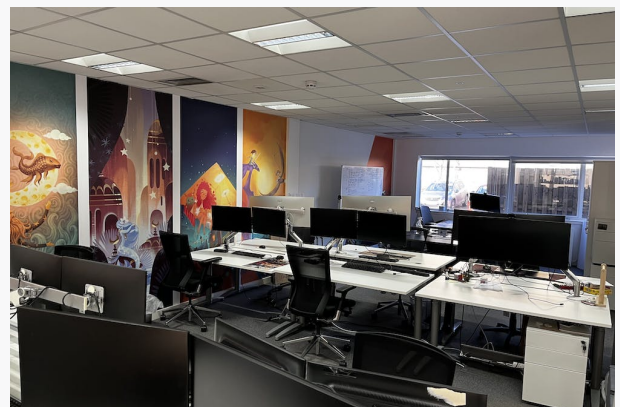
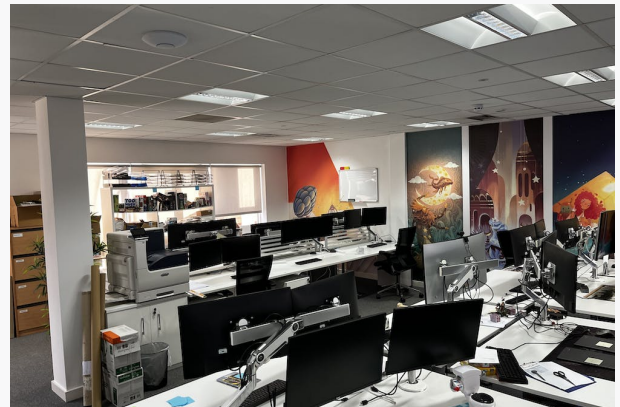
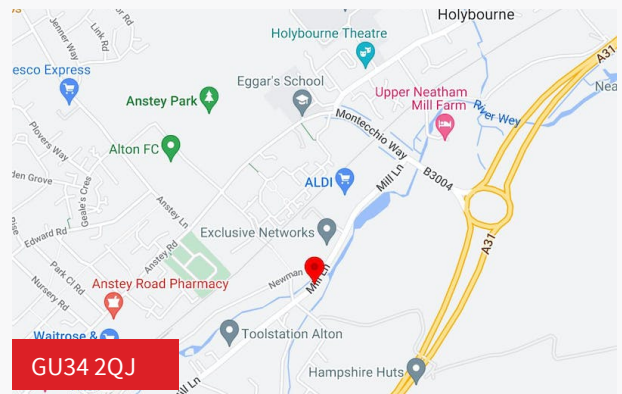
## Anti Money Laundering

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/VAT

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

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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