

# TO LET

- Heart of Town Centre location
- Close to Khao Soi, Masterchef winner's new restaurant
- Part of Grade II Listed Building
- Recently refurbished and redecorated
- Less than 100 m from public car park
- Flexible Class E Use potential
- 100% Small Business Rate Relief
- Not elected for VAT
- No VAT charged on rent

## IMEGA BUILDING, 1 CROSS & PILLORY LANE, ALTON, GU34 1HL

**400 SQ FT, TOWN CENTRE OFFICE, CLASS E BUSINESS USE, AVAILABLE ON NEW LEASE**



[Website and Brochure Link](#)



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### Accommodation – all ground floor

Frontage	18 t	5.5 m
Internal width (max)	17 ft 3 in	5.2 m
Buildt depth	22 ft 9 in	6.7 m
WC and Kitchen facilities		
<b>Total</b>	<b>400 sq ft</b>	<b>37.2 sq m</b>

### Terms

The accommodation is available on the basis of a new lease for length of term to be agreed, subject to 5 years minimum. Rental guide £12,000 per annum exclusive.