



6 Grove Park

Mill Lane, Alton, GU34 2QG

End terraced industrial unit

3,114 sq ft

(289.30 sq m)

- 10 car parking spaces
- Maximum eaves height approx 5.5m
- Strip lighting
- Gas and three phase electricity
- Toilet/kitchen facilities

Summary

Available Size	3,114 sq ft
Rent	£40,482.00 per annum
Rates Payable	£12,350.25 per annum
Rateable Value	£24,750
Service Charge	N/A
EPC Rating	D (87)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial/Warehouse	2,536	235.60
1st - Offices	578	53.70
Total	3,114	289.30

Description

The property comprises an end terraced industrial unit of steel frame construction incorporating part brick and part colour coated cladding under an insulated roof with translucent panels.

Location

The property is located on the well established Grove Park development in the heart of Alton's industrial area. Within a short distance is the A31 Guildford to Winchester trunk road which to the north links with the A31/A331 and to the south the M3. The town centre is within a short distance as is the mainline railway station having a direct link to London Waterloo.

Terms

A new lease is available for a term to be agreed. The rent is exclusive of business rates, building insurance, service charge and VAT (if applicable).

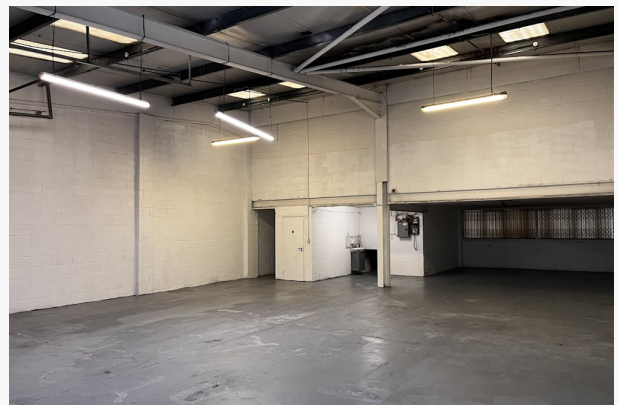
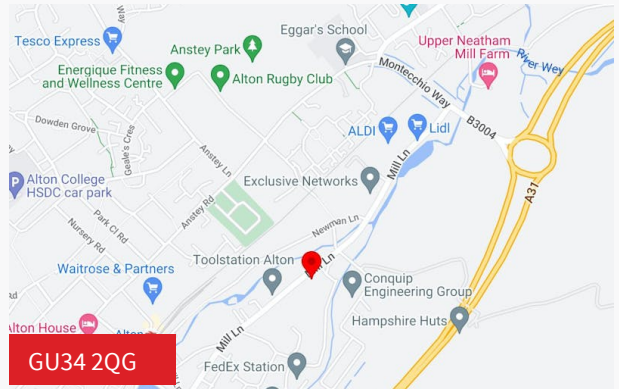
Anti Money Laundering

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 party to be responsible for the payment of their own legal fees 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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